

Runnymede Borough CouncilPLANNING COMMITTEE24 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, 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 M Maddox and J Olorenshaw also attended for all or some of the meeting via MS Teams as non-members of the Committee.

35. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

There were no changes to the Committee membership.

36. MINUTES

The Minutes of the meeting of the Committee held on 3 June 2020 were confirmed and signed as a correct record.

37. APOLOGIES FOR ABSENCE

No apologies had been notified. All Members of the Committee were present.

38. 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 the applicant addressed the Committee on application RU 20/0250.

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 and on the Draft Runnymede Design Guide.

RESOLVED that –

the following applications be determined as indicated: -

APP NO**LOCATION, PROPOSAL AND DEISION**

RU 20/0169

Bellbourne Nursery, Unit 1, Hurst Lane,
Egham

Proposed demolition of the existing warehouse and the removal of all structures and bunds and the erection of 5 detached dwellings with attached single garages, associated parking and reconfiguration of the existing access to Hurst Lane (amended description 27.5.2020).

The Committee was supportive of the application subject to an amendment to proposed condition 5 to additionally require removal of all buildings associated with the B8 Use from the site.

The CHDMBC confirmed that the site would remain in the Green Belt on the grant of permission, and that when it was implemented, the B8 Use would be extinguished.

RESOLVED that:

Subject to the completion of a Unilateral Undertaking to secure the agreed contributions to the SANGS and the SAMM ,the CHDMBC be authorised to GRANT permission subject to conditions (amended condition 5 to additionally require removal of all buildings associated with the B8 Use from the site), reasons and informatives listed on agenda

The voting was as follows:

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

*Against (0)
Abstention (2) Councillors Kusneraitis and Snow.*

RU 20/0250 Unit A, Gogmore Lane, Chertsey

Application seeking outline planning permission for the demolition of the existing building and the erection of 2 no 2 storey buildings (including accommodation in the roof of the front block) containing 9 no flats with associated parking and cycles stores.

Some Members commented on the level of parking provision but acknowledged that the site was in a highly sustainable town centre location in close proximity to various transport routes. In response to Member comments, the CHDMBC confirmed that the Council's Car Parking Standards were 'maximum' Standards and that the extant planning permission RU 17/1911 was a material consideration, and that the emerging car parking standards could not be given any weight in determination of this application. The Committee wished the offer from the developer to provide additional parking spaces outside of the application site to be encouraged and an Informative to this effect would be included on the permission.

The Committee also agreed to the imposition of a condition regarding recording of archaeological details (watching brief) as part of the development works and noted that a typographical error in condition 17 would be resolved.

RESOLVED that:

GRANT permission subject to conditions (amended condition 17 to refer to the site), reasons and informatives listed on agenda, and additional condition regarding recording of archaeological details (watching brief), and an additional informative encouraging the developer to provide additional parking spaces as per their offer.

The voting was as follows:

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

*Against (2) Councillors Cressey and Whyte.
Abstention (0)*

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

RU 20/0470 American Community School, London Road, Englefield Green

Demolition of the existing single storey Cedars Building and construction of a two-storey academic building and associated landscaping works.

The Committee was fully supportive of the application.

RESOLVED that

GRANT permission subject to conditions (conditions 9 and 10 amended as per addendum), reasons and informatives listed on the agenda.

The voting was as follows:

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

*Against (0)
Abstention (0)*

RU 20/0489 11 Beauforts, Englefield Green

Part single, part two storey front and rear extensions (amended plans received 8/6/2020)

Some Members commented on the level of remaining rear garden amenity space and design of the front extension. Officers considered the level of amenity space to be appropriate and that the proposed front extension would not adversely impact on the character of the street scene or residential amenities of adjacent properties.

Some discussion took place over removal of permitted development rights (Classes A and E) and the CHDMBC advised that it would only be reasonable to remove the permitted development rights associated with Class A and this was agreed.

RESOLVED that

GRANT permission subject to conditions, reasons and informative listed on agenda, and additional condition removing permitted development rights (Class A)

*For the Grant of permission (11) Councillors
Anderson-Bassey, Broadhead, Chaudhri, Cressey, Gill, Howorth, King,
Kusneraitis, Mullens, Snow and Wilson*

*Against (2) Councillors Nuti and Sohi
Abstention (2) Councillors Whyte and Willingale*

39. RUNNYMEDE DRAFT DESIGN GUIDE

The Committee considered a draft Design Guide for Runnymede.

To achieve high quality development in the borough to support the objectives of the Runnymede 2030 Local Plan, further detailed guidance was required which would give advice to people who wish to develop land and property, and assist local communities in contributing to the planning process, as well as being a material consideration in decision making by the Council. The Design Guide would be a Supplementary Planning Document (SPD) and had been prepared based on national good practice, and also taking into account opinions of Members and local residents

The Design Guide defined a set of twelve aspirations for the borough that had emerged through the production of the guide. The aspirations described the place that Runnymede wanted to be in the future. The Design Guide provided a series of design standards for Runnymede based on these aspirations, to guide the design of new development which takes place. The Design Guide also included a detailed character assessment of the borough to help understand more local design characteristics and included separate guidance specifically for householder extensions and alterations

The draft SPD would undergo a period of public consultation following which any representations received would be considered by the Committee prior to adoption. The Draft SPD had been the subject of screening in respect of the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which had concluded that neither a SEA nor HRA was required

Members noted that the Draft Design Guide had been shortlisted for this year's National Planning Awards (run by Planning and Placemaking Resource) which rewarded excellence in professional planning work and related activities.

A Member asked if the Community Planning Panel referred to in the report was the same as the Citizens Panel. Officers agreed to check, but it was considered advisable for the CHDMBC, in consultation with the Chairman, to be authorised to make any necessary minor factual corrections to the Guide and this was agreed.

The Committee welcomed the draft Design Guide and

RESOLVED that

the draft Design Guide SPD be APPROVED for public consultation for a period of 6 weeks and officers report back thereon to a future meeting of the Committee, and the Corporate Head of Development Management and Building Control, in consultation with the Chairman of the Committee, be authorised to make any necessary minor factual corrections to the Guide

For the (14) Councillors

Anderson-Bassegy, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale, Whyte and Wilson

Against (0)

Abstention (1) Councillor Broadhead

(The meeting ended at 8.40 pm)

Chairman