

Runnymede Borough CouncilPLANNING COMMITTEE15 July 2020 at 6.30pm via MS Teams

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

Members of the Committee absent: None

Councillors J Olorenshaw, N Prescott and P Sohi also attended for all or some of the meeting via MS Teams as non-members of the Committee.

84 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>
Conservative	Cllr Anderson-Bassey	Cllr Maddox

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.

85 MINUTES

The Minutes of the meeting of the Committee held on 24 June 2020 were confirmed and signed as a correct record.

86 APOLOGIES FOR ABSENCE

No apologies had been notified.

87 DECLARATIONS OF INTEREST

Councillor Howorth declared a Non-Pecuniary Interest in the item on CIL Draft Charging Schedule as he was an employee of Royal Holloway University and some of the discussion related to the CIL rate for student accommodation. Councillor Howorth withdrew from the debate and returned to the meeting following this item.

88 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.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DEISION</u>
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RU 18/0443	Land East of Highcross Place, Chertsey
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Outline planning application for the erection of up to 52 dwellings (including affordable housing), vehicular access via Pretoria Road and Hanworth Lane, with open space, landscaping including Sustainable Drainage System and all necessary ground works. All matters reserved except for means of access, layout and scale.

Members mainly commented on the number of flats, and layout and scale of the buildings, sited between the railway and existing residential properties and properties on the northern side of the railway, concerns about impacts on privacy of neighbours, proximity to railway and concerns about noise impacts, impact on A320 and timing of works, access arrangements including pedestrian and vehicle access, character of development, space for landscaping, and relationship with parcels of land already developed, and affordable housing below policy requirements. Of particular concern was the size of the internal space of the apartments below new standards in the emerging Local Plan.

The CHDMBC commented that the site was part of a long term reserve housing site in the current Local Plan and was the final area of land planned within allocated site SL3 in the emerging Local Plan; that many of the concerns would be addressed by conditions or through mitigation secured under the proposed S106 Agreement. The application represented a reasonable balance. There was a risk that a lower number of units would be likely to adversely impact the viability of the scheme with a consequent loss of contributions to infrastructure and affordable housing.

Taking into account the advice of the CHDMBC, the Committee was not minded to grant or refuse permission at this stage, but wished the CHDMBC to negotiate with the applicant to secure an improved layout with a reduced number of units to comply with the policy on internal space standards in the emerging Local Plan and

RESOLVED that:

The application be DEFERRED to enable the CHDMBC to negotiate with the applicant an improved layout with a reduced number of units to comply with the policy on internal space standards in the emerging Local Plan.

Upon a request by Cllr Kusneraitis for the names of those voting on the Motion to defer to be recorded under Standing Order 25.2, the voting was as follows:

*For the deferral (14) Councillors
Broadhead, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Maddox, Mullens, Nuti, Snow, Sohi, Willingale and Whyte*

Against (1) Councillor Wilson

Abstention (0)

(Ms Phillips, an objector, and Mr Fairman the applicant, addressed the Committee on the above application).

RU 18/1719

The White Lion, High Street, Egham

Demolition of storage buildings, erection of two, two storey terraced dwellings and associated 1.8 metre high boarded timber fencing together with reconfiguration of car park, alterations to retained outbuilding, creation of beer garden and associated landscaping (amended plans reducing number of dwellings and update to Planning, Design and Access Statement and further amended plans raising floor levels above flood level (increase in height of dwellings)

The Committee fully supported the application as the proposed development represented a very effective use of land, was sympathetically designed and would enable the Public House to be improved.

RESOLVED that:

GRANT permission subject to conditions (replacement condition 9 and deletion of condition 10 as per addendum), reasons and informatives listed on agenda, and additional informatives 16-18 as per addendum.

RU 19/1823

Land rear of Portman House (formerly Rutherwyk House) Guildford Street, Chertsey

Proposed erection of a 3 -storey building containing 6 no. residential apartments (Use Class C3), ancillary bin and cycle storage, hard and soft landscaping and access works (amended plans received 25.06.20 and amended description 22.05.2020)

The Committee fully supported the application as it would be a sensitively designed addition to the existing building and would enhance the established character of Chertsey town centre.

RESOLVED that

GRANT permission subject to conditions (amended condition 16 as per addendum), reasons and informatives listed on the agenda, and additional condition as per addendum.

RU 20/0492

Sequoia, Sheerwater Avenue, Woodham

The construction of detached 5-bedroom dwelling with attached double garage

The Committee fully supported the application.

RESOLVED that

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

(Ms Vosloo, an objector, addressed the Committee on the above application. The applicant did not exercise their right of reply).

RU 20/0668 7 Weir Place, Staines-upon-Thames

Double storey rear extension

The Committee fully supported the application.

RESOLVED that

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

89 INFRASTRUCTURE DELIVERY & PRIORITISATION SUPPLEMENTARY PLANNING DOCUMENT (SPD) SECOND CONSULTATION

The Committee was informed that the draft SPD had been subject to public consultation during February - April 2020. In light of the comments received a number of minor amendments were now proposed by Officers to the SPD which included:

- Addition of Blue Infrastructure to the list of infrastructure types;
- Confirmation the Council would not request financial contributions through Section 106 toward infrastructure projects physically provided by a development other than for management/maintenance;
- Placing a cap on the monitoring contribution per Section 106 agreement;
- Clarification of how net dwellings/occupants should be calculated;
- Confirming a formula based approach to contributions at outline stage where deemed appropriate;
- Signposting that infrastructure for Controlled Parking Zones (CPZs) might be negotiated;
- Referencing the Playing Pitch Strategy for Outdoor Sports Contributions;
- Adding the methodology used to calculate estimated net floorspace from sites contingent on A320 improvements.

Members were informed that since consultation on the first iteration of the SPD the Council had received confirmation of the Housing Infrastructure Fund (HIF) grant for A320 improvements. The Council needed to target 100% clawback of the grant through developer contributions from sites identified in the 2030 Local Plan as contingent on the A320 rather than the 25% set out in the first iteration of the SPD. Officers considered this to be a significant change to the draft SPD requiring further consultation. The period for consultation would be 4 weeks which was the minimum requirement in the Local Planning Regulations 2012 and the Council's Statement of Community Involvement (SCI).

The Committee was advised that even with the amendments proposed, the general purpose of the SPD had not changed in that it continued to set out a prioritisation hierarchy for infrastructure funding, the same cost impacts for different infrastructure types (with the exception of A320) and contained an approach to securing Section 106 agreements once a Community Infrastructure Levy (CIL) was in place.

The amended draft SPD was accompanied by an update of the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which determined that a SEA and/or an HRA was not required and this had been confirmed by the appropriate statutory bodies. It was also noted that a full Equalities Impact assessment was not required.

The Committee approved the amended Draft SPD for a second round of public consultation.

RESOLVED that

the amended Draft Infrastructure Delivery & Prioritisation SPD be APPROVED for public consultation for a period of four weeks.

90 COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE STATEMENT OF MODIFICATIONS CONSULTATION

The Committee was informed that a CIL Draft Charging Schedule had been consulted on between February – April 2020 which proposed seven different charging zones with rates for residential development between £90 and £380 per sqm, a single rate of £495 per sqm for student accommodation and £50 per sqm for office development. All other development was not considered to be viable for CIL and was zero rated along with the Longcross Garden Village Site and Chertsey Bittams C.

During consultation on the Draft Charging Schedule the UK entered a state of lockdown due to the Covid-19 pandemic. In light of this and representations to the Draft Charging Schedule, the viability underpinning the proposed CIL rates had been reviewed. A summary of the representations received and how these had been taken into account had been available to view on the Council's website. The viability evidence suggested Covid-19 would have an impact on CIL rates and therefore some of the rates had been adjusted downwards to reflect this. This included:

- Reduction in the rate for Ottershaw from £380 per sqm to £300 per sqm
- Reduction in the rate for Egham (west of M25) from £235 to £180 per sqm
- Reduction in the rate for Student Accommodation from £495 to £345 per sqm

The adjustments to CIL rates and subsequent changes to the CIL Charging Zone map had been set out in a CIL Statement of Modifications. In light of the modifications proposed Officers considered that the Statement of Modifications be open to consultation for a period of 4 weeks after which it was proposed to submit the draft Charging Schedule and Statement of Modifications for examination.

The Statement of Modifications including the reductions set out above were moved and seconded.

With regard to the proposed reduction in CIL rate for student accommodation, Officers confirmed that this was based on an independent viability assessment and the influence of Covid-19 on the economy. However, Members did not consider the level of reduction was justified and considered that it was important student developments made a contribution to much needed infrastructure improvements in the local area. An Amendment was moved and seconded that the CIL rate for student accommodation be retained at £495 and not reduced to £345 as proposed.

The Amendment was duly passed and upon the substantive Motion, as amended, being put to the vote, it was

RESOLVED that:

- i) **Subject to the CIL rate for student accommodation being retained at £495, the Statement of Modifications to the Draft Community Infrastructure Levy Charging Schedule be APPROVED for public consultation for a period of four weeks; and**
- ii) **if no further significant changes are required to the Draft Charging Schedule following public consultation of the Statement of Modifications, the Corporate Head of Planning Policy and Economic Development, in**

consultation with the Chair of Planning Committee, be authorised to make any necessary minor amendments and corrections to the Draft Charging Schedule and submit the schedule for public examination.

91 PLANNING VALIDATION DOCUMENT

The Committee received an updated Planning Validation Document to accord with Government requirements for regular reviews, and also to reflect the changing policy circumstances with the new Runnymede 2030 Local Plan. The Validation Document updated the existing suite of information requirements which applications would be checked against and would help applicants to navigate through the complex process of submitting a valid application and significantly improve the quality of applications to ensure swifter processing thereof.

The updated Validation Document would be subject to a period of consultation with the local community including applicants and agents, and responses would be taken into account when preparing the final revised list.

The Committee agreed the Validation Document for consultation.

RESOLVED that

the updated Validation Document be agreed and officers be authorised to carry out the required consultation, and the Corporate Head of Development Management and Building Control be authorised to publish the final revised document incorporating relevant comments following the consultation.

92 ANNUAL KEY PERFORMANCE INDICATORS 2019/20

The Committee noted the Key Performance Indicator results for the year 2019/20 for the Council's Development Management & Building Control Service.

The figures reflected a high level of performance in both business areas. Performance significantly exceeded the targets set by MHCLG and Officers and Members of the Committee were commended on the level of performance.

(The meeting ended at 10.13 pm)

Chairman