

Runnymede Borough CouncilPLANNING COMMITTEE3 March 2021 at 6.30pm via MS Teams

Members of Committee present Councillors M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman) J Broadhead, I Chaudhri, M Cressey, L Gillham, 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

Councillor J Olorenshaw also attended for all or part of the meeting via MS Teams as a non-member of the Committee.

461 MINUTES

The Minutes of the meeting of the Committee held on 10 February 2021 were confirmed and signed as a correct record.

462 APOLOGIES FOR ABSENCE

None. All members of the Committee present.

463 DECLARATIONS OF INTEREST

No interests were declared.

464 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. No public speakers had registered.

RESOLVED that –

the following applications be determined as indicated: -

APP NO**LOCATION, PROPOSAL AND DECISION**

RU 20/1407 40 Station Road, Egham

Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed rear annexe building and the erection of new 3 -storey residential building comprising 1 no 2 bed flat, 10 no 1 bed flats and 1 studio apartment with

associated car and cycle parking, new services and hard and soft landscaping.

Some Members commented on the design of the new build at the rear of the site which they felt was not in sympathy with the adjoining Listed Building and surrounding area, potential for affordable housing ,size of one of the flats being below the Council's internal space standards, insufficient parking for the number of flats, and concern over the artificial materials for the proposed living wall which Members strongly felt should be natural materials.

The CHDMBC made the following responses to the comments:

The development was appropriate for the site and was in keeping with the surrounding area, and would improve the site and enhance the listed building.

The proposal would provide 14 flats but there were 5 existing flats at the site (one in the listed building and four in the annexe building) .Consequently , there would be a net increase of 9 flats at the site ,which was below the threshold for affordable housing in Policy SL20.

With regard to floor space, the CHDMBC drew Members attention to the application report and addendum. The flats would comply with the internal space standards for floorspace in Policy SL19 with many of the flats exceeding the minimum except for the existing studio flat within the Listed Building which would be retained and refurbished, and flat 9 which because it had a bathroom rather than a shower room just fell below the minimum. As reported on the addendum, the applicant had submitted a schedule of floor space for the proposed units and flat 9 would be amended to have a shower, thus meeting minimum requirements. Officers had been reviewing the internal space and had discussed with the applicant potential internal alterations to the first floor layout within the listed building to increase space for the studio flat. The applicant had considered this and there might be options which the Council's Conservation Advisor considered had some merits, but these could not be undertaken if there would be harm to the fabric of the listed building .The CHDMBC recommended that these options be explored further and if the Committee was minded to authorise the grant of planning permission, he recommended imposition of a condition requiring submission of further details of the internal layout of the first floor flats within the listed Building.

The site was within a highly sustainable location in Egham town centre with public transport options close at hand and therefore the amount of proposed parking was acceptable in this location

There was currently no planning policy regarding provision of living walls, artificial or natural. If the Committee was minded to authorise the grant of planning permission, the CHDMBC could impose an additional condition requiring submission of elevational details including a natural living wall as a preferred option prior to commencement of development.

In conclusion, Officers advised that the proposed development would result in the refurbishment of the listed building ,contribute to the vitality of Station Road, significantly improve the appearance of the site and enhance the setting of the listed building, and importantly increase the number of residential homes in Egham town centre. The majority of Members agreed and the Committee-

RESOLVED that-

The CHDMBC be authorised to grant permission subject to conditions (amended condition 2 as per addendum), reasons and informatives listed on agenda, and additional condition 25(submission of details of internal layout of the first floor flats within the Listed Building) as per Addendum, and also be authorised to impose an additional condition requiring submission of elevational details including a natural living wall as a preferred option prior to commencement of development

RU 20/1408 40 Station Road, Egham

Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed rear annexe building and the erection of new 3 -storey residential building comprising 1 no 2 bed flat, 10 no 1 bed flats and 1 studio apartment with associated car and cycle parking, new services and hard and soft landscaping (Listed Building Consent).

No additional new salient planning points were raised on this application which had not already been raised on the previous application RU 20 /1407

RESOLVED that:

The CHDMBC be authorised to GRANT Listed Building Consent subject to conditions (amended condition 3 as per addendum) and reasons listed on agenda, and additional condition 5(submission of details of internal layout of the first floor flats within the Listed Building) as per Addendum

RU 20/1762 38 Prairie Road, Addlestone

Proposed 1 bedroom bungalow with flat roof on excess land to rear of 38 Prairie Road.

The Committee was fully supportive of the application which would provide accommodation for single persons.

RESOLVED that-

The CHDMBC be authorised to GRANT planning permission subject to conditions, reasons and informatives listed on the agenda.

RU 20/1664 6 Rose View, Hollies Court, Addlestone

Proposed conversion of 1x2 bedroom maisonette into 2x1 bedroom flats.

Some Members commented on whether the occupancy of each of the proposed flats could be restricted to occupation by one person only, location of storage of refuse bins, and provision of additional Electric Vehicle Charging points as a result of subdivision of the maisonette.

The CHDMBC stated that it would be unreasonable on planning grounds to restrict occupation of the flats as they both met the Council's space standards for floorspace. The location of storage of refuse bins was a matter for the occupants and would not be reasonable for the Council to control. The subdivision would only generate limited additional demand and therefore a requirement for an additional charging point could not be justified.

RESOLVED that-

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the completion of a Unilateral Undertaking in respect of the TBHSPA and conditions, reasons and informatives listed on agenda

(The meeting ended at 7.50 pm)

Chairman