

Runnymede Borough Council

PLANNING COMMITTEE

2 June 2021 at 6.30pm

Members of Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman) D Anderson-Bassey, J Broadhead, D Cotty, R Edis, L Gillham, M Kusneraitis, M Maddox, C Mann, I Mullens, M Nuti, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillor R King also attended as a non-member of the Committee.

43. FIRE PRECAUTIONS

The Vice-Chairman read out the Fire Precautions.

44. MINUTES

The Minutes of the meeting of the Committee held on 14 April 2021 were confirmed and signed as a correct record.

45. APOLOGIES FOR ABSENCE

None-all members present.

46. DECLARATIONS OF INTEREST

Cllr R King declared a 'Other registrable interest' in planning application RU 21/0189 as he knew the objector through a political connection. As Cllr King was a non-member of the Committee he remained in the meeting.

47. 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. Public Speakers addressed the Committee on those applications as specified below.

**RESOLVED that –**

**the following applications be determined as indicated: -**

**APP NO**

**LOCATION, PROPOSAL AND DECISION**

**RU 20/0405**

**CABI, Bakeham Lane, Englefield Green**

Demolition of existing buildings and redevelopment to provide 28 new homes together with associated open space, access and parking and landscaping (amended description to reflect reduced no. of dwellings and amended plans received 11/2/21.

*The Committee was fully supportive of the application as it was an appropriate development at a reduced density that would provide a range of homes including affordable housing, would maintain the open character of the Green Belt, and made an efficient use of the site whilst respecting the site's Green Belt setting and existing trees and habitat. The removal of permitted development rights in respect of Class A (extensions) and Class E (outbuildings) in order to ensure the proposed development did not result in any future impact on the openness of the Green Belt was supported. Members were also pleased with the movement of the development away from the site boundary as this would have less impact on the highway and ecology of the site. Members were pleased the park and open spaces would be open to the public and conditions 29 and 30 required details thereof to be provided prior to first occupation of any dwellings.*

*In response to a Member question, the identification of a receiver for any archaeological finds would follow any investigations and any finds would be given to the most appropriate body dependent on the nature of the find.*

*The Case Officer was commended for the work undertaken on the application.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT permission subject to completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following planning obligations:**

- i) SAMM TBHSPA financial contribution of £360 per occupant;**
- ii) SANG TBHSPA financial contribution of £903.50 per occupant;**
- iii) The delivery of 10 Affordable Housing units on the site (7 social/affordable rent and 3 shared ownership)**

**and conditions (condition 36 amended as per Addendum), reasons and informatives listed on agenda.**

**RU 21/0189      244-256 Krome House, Station Road, Addlestone**

New windows to the rear elevation on the ground floor level and the second floor level. Replacement windows to the rear elevation at the first floor level. All proposed windows to be fitted with acoustic glazing Rw=21db, windows to have dark grey upvc frames and double glazing.

*The Committee sympathised with the concerns expressed by the public speaker over the prior approval process and the adverse impact on the privacy and amenity of neighbouring dwellings in Garden Close as a result of the top floor windows not being obscurely glazed. However, as these windows were existing and not proposed to be altered in any respect as part of this application and there would be no change in the relationship between the users of the top floor of the buildings and the neighbouring residential occupiers the Committee was advised that it was not reasonable to impose a condition requiring the applicant to change the glazing on these top windows. However, in order to try and address the concerns of the objector, the Committee unanimously agreed that an Informative be imposed strongly advising the applicant of the Committee's*

*wish for them to take all reasonable steps to obscurely glaze the top floor windows to protect the privacy and amenity of neighbouring dwellings.*

*With regard to the prior approval process, a Member encouraged all Members to lobby their MP to address some of the deficiencies in the prior approval process.*

**RESOLVED that:**

**The CHDMBC be authorised to GRANT permission subject to conditions (amended condition 4 as per addendum) and reasons listed on agenda and informative strongly advising the applicant of the Committee's unanimous wish for them to take all reasonable steps to obscurely glaze the top floor windows to protect the privacy and amenity of neighbouring dwellings .**

*(Mr Elston, an objector, addressed the Committee on the above application. The applicant did not wish to exercise their right of reply).*

**RU 20/0874      St John's Church, High Street, Egham**

Erection of 4 non-illuminated replacement free standing signs within the Church grounds and car park areas.

*On a point of clarification, Cllr Mullens informed the Committee that whilst the Chairman of the Egham Residents Association (ERA) had lodged an objection and her husband was a member of the ERA, she had not been a member of ERA since being elected as a Councillor in May 2019. Cllr Mullens stated that she had approached the application with an open mind and without pre-determination. The Council's legal representative confirmed that Cllr Mullens did not have a registrable interest.*

*The Committee was fully supportive of the application and was pleased at the overall reduction in signage compared to that previously proposed.*

**RESOLVED that-**

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

**RU 21/0530      17 Park Road, Egham**

Conversion of house to 4 x 1 bedroom flats and single storey rear extensions.

*Some Members commented on their previous concern over likely shortfall in space if first floor flats were used as 2 bed flats in the future, the planning history of the site and relevance of some of the previous decisions made, and impact of the development on character of the area.*

*The CHDMBC stated that the current application had to be considered on its merits and judged against current national policies and policies in the new Local Plan and must not take into account any potential future use as this was not a material consideration. Many of the decisions listed in the planning history had been made under former Local Plans . The recent refusal of 19/1779 was of most relevance in determination of the application and the key issues were whether the floorspace issue had been addressed and overcome the reasons for the previous refusal . The CHDMBC considered that the shortfall in floor space for the ground floor*

*flats had been addressed and that these now met the space standard criteria and the proposal complied with Policy SL19.*

*As regards impact on character of the area, the Officer report stated that as the building would be used for 4 flats in independent residential use and not for short term lets of a transient nature as proposed in a previous application (19/0053) and that the outward appearance of the building would remain unchanged, the use of the building as residential flats would maintain the existing residential character of the area. The CHDMBC confirmed that refusal on the grounds of impact on character of the area was not justified on planning grounds.*

*The CHDMBC also confirmed that imposition of a condition restricting the timing of future letting of the flats and use of Article 4 powers to restrict C4 uses was not appropriate in this case.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT permission subject to conditions (amended condition 4 as per Addendum), reasons and informatives listed on agenda and additional condition as per Addendum.**

(Mr McAdam and objector and Mr Luckwell, agent for applicant addressed the Committee on the above application).

Under Standing Order 39.2 a request was made by Cllr Kusneraitis for the names of those voting on the above mentioned application to be recorded and the voting was as follows:

For (8): Councillors Anderson-Bassey, Cotty, Edis, Maddox, Nuti, Snow, Willingale and Wilson.

Against (5): Councillors Gillham, Kusneraitis, Mann, Mullens and Whyte.

Abstentions: (2) Councillors Broadhead and Sohi.

(The meeting ended at 8.28 pm)

Chairman