

Runnymede Borough Council

PLANNING COMMITTEE

3 November 2021 at 6.30 pm

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

Members of the Committee absent: Councillors D Anderson-Bassey and M Kusneraitis

Councillor S Mackay attended as a non-Member of the Committee

249 **Fire precautions**

The Fire Precautions were read out.

250 **Minutes**

The Minutes of the meeting held on 28 July 2021 were confirmed and signed subject to the replacement wording in para 4 of the Minute on Whitehall Farm as shown in red below:

'The Planning Application had attracted significant interest from local residents and Ward Members. A number of Ward Members had contacted Officers after the consultation response had been issued requesting that the consultation response be reviewed by the Planning Committee. As this was a consultation response and not a formal determination on the award of a planning permission there were no legal or procedural reasons why this could not occur. Whilst this was not normal practice, giving consideration to a number of Member requests, **discussions with Cllrs Mullens and Gillham** and in light of the local interest in the matter, the CHDMBC had agreed to the request for the matter to be referred to the Committee **under his delegated powers** to give Members an opportunity to review and give further consideration to the response. Members of the committee expressed their appreciation for that opportunity'

The Minutes of the meeting held on 1 September 2021 were confirmed and signed subject to the insertion of the words 'Liberal Democrats' in the Minute on Changes To Committee Membership.

251 **Apologies for absence**

Apologies were received from Councillors Anderson Bassey and Kusneraitis.

252 **Declaration of interests**

Councillor Snow declared a Disclosable Pecuniary Interest in planning application RU 21/1224 as he is the owner of the site and applicant. Cllr Snow withdrew from the chamber and took no part in determination of the application.

Councillor Wilson declared a Non registrable interest in planning application RU 21/1224 as he is a close associate of the applicant. Cllr Wilson withdrew from the chamber and took no part in determination of the application.

253 **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. An objector and agent for the applicant addressed the Committee on application RU 17/1749.

Resolved that –

the following applications be determined as indicated: -

App Number Location, proposal and decision

RU 17/1749 Parklands, Bittams Lane, Chertsey

Erection of up to 200 residential dwellings (ClassC3) with vehicular access onto Bittams Lane, associated car parking (including basement/undercroft parking) and landscaping.

Comments were made by Members regarding the suitability, capacity and safety of Bittams Lane for increased vehicular traffic arising from the development, the air quality for future occupants of the development in view of proximity of M25, the quantum of development, potential pressure on infrastructure (e.g. GP surgeries and schools), access to local facilities, provision of play facilities for children, and parking provision .

In response to the various comments made by Members, The CHDMBC confirmed that the site had been allocated for residential development in the Runnymede Local Plan 2030 (Policy SL20) and therefore the principle of development on the site with the required infrastructure e.g. A320 improvements had been considered acceptable at Local Plan stage. Whilst site specific matters could be considered, the principle of development for up to 200 units had been established.

The principle of access to the highway was the only matter for the Committee to determine at this stage with all other matters (appearance, layout, landscaping and scale) being reserved for future determination and in this regard the CHDMBC confirmed that due to the concerns being raised by members about this particular development he was minded to report these reserved matters to Committee at the appropriate time.

The CHDMBC commented that SCC as Highway Authority had raised no objection subject to a financial contribution towards the delivery of necessary mitigation on the A320 and conditions.

The site did not fall within a AQMA and the Council's Environmental Services Officer had raised no concerns.

A query was raised if a significantly lower number of units could be provided. The CHDMBC indicated that the proposed quantum of development was in accordance with the 2030 Local Plan allocation. The CHDMBC also noted that if the Council undelivered repeatedly on local Plan sites this may create a shortfall that could quite possibly need to be made up in the next Local Plan or through releasing other sites in the Borough.

Options were being investigated and active discussions were taking place with a view to increasing GP provision in the Borough, it was also noted that one site also had the provision of a GP surgery as a Local Plan requirement.

Indicative parking provision complied with the current adopted parking standards although this would be a matter for reserved stage consideration.

There would be opportunities to deliver biodiversity enhancements on the site and this was covered by condition 23 which requires a Ecological Management Plan. Finally, the quantum of development could be achieved whilst providing space for recreation for play.

In response to a Member comment, the Committee agreed to impose an additional condition requiring submission of updated Ecological surveys where necessary as they had been conducted some time ago and were part of original submission.

Resolved that-

- 1. The CHDMBC be authorised to grant planning permission subject to the completion of a Section106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:**

SANG/SAMM (TBHSPA) financial contribution of £463,262.28

- i. The provision of 35% Affordable Housing Units – comprising an overall mix of 70% affordable housing units for rent and 30% Affordable ownership units**
- ii. Secure management arrangements for the maintenance of the open space and equipped play space**
- iii. Transportation improvements and contributions, including:**
 - a) A financial contribution of £1,400,000.00 towards mitigation measures on the A320 which may reduce to £506,000.00 if ground rents are not chargeable**
 - b) Travel plan auditing fee of £6150**
 - c) Improvements to cycle and pedestrian access to the Guildford Road bus stop and signalised Toucan crossing adjacent to the bus stop and hospital**
 - d) Improvements to the St Peters Hospital access/Guildford Road/Bittams Lane roundabout junction.**

The final S106 planning obligation will also need to describe the phasing and split of payments in order that the issues to be resolved by the relevant obligations can be properly assigned to the elements of the development giving rise to them. All figures and contributions will also need to be finalised in negotiation with the applicant and relevant consultees and final authority in these negotiations is given to the CHDMBC;

and the conditions (Conditions 3 and 20 amended as per Addendum), reasons and informatives listed on agenda, and additional condition regarding submission of updated Ecological surveys.

- 2.The CHDMBC be authorised to refuse planning permission should the S106 Agreement not progress to his satisfaction or if any**

significant material considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant refusal of the application. The reasons for refusal relating to any such matter be delegated to the CHDMBC.

(Mr Osborne, an objector, and Mr Doel, agent for the applicant, addressed the Committee on the above application)

RU 21/0780 Upper Longcross, Chobham Lane, Longcross

Phase 3 Reserved Matters application for the development of a data centre campus comprising:

- a) A building(s) for data storage and processing, associated cooling infrastructure, ancillary office and technical space and roof mounted PV cells;
- b) Energy centre building
- c) Stand-By Generators and fuel storage;
- d) HV sub-station
- e) Visitor reception centre
- f) Hard and soft landscaping
- g) New roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles
- h) Site preparation and earthworks,
- i) Drainage and associated infrastructure works (including SUDS)
- j) The erection of walls (including retaining walls) and fences
- k) The installation of external lighting and necessary physical security systems
- l) Other enabling works required during the construction and operation of the data centre campus.

The application forms part of phase 3 of planning permission RU 13/0856 (as revised under RU 16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the Longcross North site).

The Committee was supportive of the application and was pleased that the design of the building would incorporate appropriate energy efficiency measures.

In response to Member comment on the high level of parking provision for the use and provision of ECV points in disabled parking spaces, the CHDMBC confirmed that whilst the number of trips which would be generated by the proposed development would be small, the parking provision was set at a level to enable visiting support staff e.g. engineers to be accommodated on site as and when required.

The Committee was supportive of an additional Informative advising the applicant to note the needs of disabled users of the car park and to consider provision of EVC points in disabled parking spaces.

Resolved that:

The CHDMBC be authorised to GRANT permission subject to conditions (additional conditions as per Addendum), reasons and informatives (additional informatives as per Addendum) listed on agenda, with an additional informative advising the applicant to note the needs of disabled users of the car park and to consider provision of EVC points in disabled parking spaces.

RU 21/1224 2 Fieldhurst Close and 76 Liberty Lane, Addlestone

Erection of two semi-detached houses and one single-storey detached dwelling following the demolition of two single storey detached dwellings

Noting the particular planning history of the site and the good use of design features, the Committee was supportive of this application

Resolved that

The CHDMBC be authorised to grant permission subject to conditions, reasons and informatives listed on agenda

RU 20/1465 Lilypond Farm, Longcross Road, Longcross

Demolition of existing lawnmower storage building and erection of 2 no. single storey storage buildings

Noting the particular planning history of the site, the Committee was supportive of the application.

Resolved that

The CHDMBC be authorised to grant permission subject to the application not being called in by the Secretary of State to whom the application is referred under the Town and Country Planning (Consultation)(England) direction 2021 and subject to the conditions and reasons listed on the agenda

254 Standing Order 42 - urgent action

The Committee noted that planning application RU 21/1446 (The Savill Building, Englefield Green) had been granted under SO 42 (Number 985) by the CHDMBC in consultation with the Chairman and Vice Chairman of the Committee.

The application had been scheduled to be considered at Planning Committee on 13 October but that meeting had been cancelled owing to a Covid related health and safety matter. As the application was for a seasonal tourist attraction within the borough for the Xmas period and to enable the set up of the event, the application could not reasonably be delayed until this meeting of the Committee and as such a decision had been made under SO42.

(The meeting ended at 8.02 pm)

Chairman