

Runnymede Borough Council

PLANNING COMMITTEE

24 November 2021 at 6.30 pm

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

Members of the Committee absent: Councillor M Nuti

304 **Fire Precautions**

The Fire Precautions were read out.

305 **Notification of Changes to Committee Membership**

The Group mentioned below had notified the Chief Executive of their wish that the changes listed below be made to the membership of the Committee. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed.

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Conservative	Cllr Wilson	Cllr Balkan
Conservative	Cllr Anderson-Bassey	Cllr Howorth

The Chief Executive had given effect to the changes to Committee membership in accordance with section 16(2) of the Local Government and Housing Act 1989

306 **Minutes**

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

307 **Apologies for absence**

Apologies were received from Councillor Nuti

308 **Declarations of interest**

No declarations of interest were made.

309 **Planning Application**

The planning application listed below was considered by the Committee. All representations received on the application 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 objector or applicant had registered to speak.

RESOLVED that –

the following application be determined as indicated: -

APP NO

LOCATION, PROPOSAL AND DECISION

RU 21/1016

Unit A, Gogmore Lane, Chertsey

Outline Planning application for the demolition of the existing building and the erection of 2 no 2 storey buildings (including accommodation in the roof) containing 11 no flats with associated parking and cycle stores

Members were pleased that all units would be for affordable housing and that provision had been made for electric vehicle charging. In response to comment on parking and drainage, Officers confirmed that the site was in a sustainable location with access to public transport and local shops and that the principle of development had been accepted under RU 20/0250 and that this application was only for an additional two units. Drainage across the site would be controlled and a condition to secure suitable drainage systems would be imposed if approved.

RESOLVED that-

The CHDMBC be authorised to grant permission subject to the completion of the Section 106 legal agreement to secure affordable housing in line with Policy SL20 of the Runnymede 2030 Local Plan, and subject to conditions (updated conditions 7,10,11,13 and 16 as per Addendum), reasons and informatives listed on agenda

310 Affordable Housing Supplementary Planning Document (SPD) Initial Consultation

The Committee received a new draft Supplementary Planning Document (draft SPD) which sets out guidance for applicants for securing planning obligations in respect of affordable housing from new development across the Borough. It also provided clarity and guidance on the implementation of the affordable housing (AH) policy (Policy SL20) of the adopted Runnymede 2030 Local Plan by setting out when, how and what affordable housing the Council expected in new developments.

The Council had given a presentation to the Runnymede Housing Development Partnership; a group of Registered Providers, on the proposed contents of the SPD. In addition, 102 emails were sent out to developers, landowners and agents setting out the proposed contents of the SPD to try and gain an understanding of whether they considered that further advice was required to be included in the AH SPD. The issues/points raised in response to both the emails and the presentation had been taken into account as appropriate when drafting the SPD as set out in the Regulation 12 Statement of Consultation which was reported to Committee.

The draft SPD:

- Provided context and background for AH at both a national and local level. This section also included information about First Homes; a new low-cost affordable home ownership tenure, which would allow first time buyers to get onto the housing ladder at a reduced price;
- Included details on the information required to be provided on AH at the pre-application and application stages;
- Sets out a list of the Council's preferred affordable housing providers. These were providers who the Council encouraged developers to work in partnership with in the Borough;

- Provided details on how the sub-division of plots requirement of Policy SL20 and the mix, size and tenure requirements of Policy SL19 and SL20 would be interpreted by the Council. It provided examples setting out how this would work in practice;
- Sets out the design requirements expected for AH schemes in accordance with the Runnymede 2030 Local Plan policies SD4, SD7, SD9 and SL2 to SL18 and IE7-IE11 and the Thorpe Neighbourhood Plan;
- Included information about when the Council might, in exceptional circumstances, allow a commuted sum to be made in lieu of on-site AH provision. It cross referred to a proposed AH calculator which would be used by applicants to calculate the amount for these commuted sum payments.
- Provided advice on the Vacant Building Credit and what the Council expected to see in terms of supporting evidence for this credit to apply in the Borough;
- Sets out a separate section on Development Viability. This provided details on the Council's approach to assessing Financial Viability Assessments (FVA) in the Borough;

The final section provided information about planning obligations for AH schemes in the Borough and what they should include. This included setting out a template Section 106 agreement for use in negotiations with applicants on AH schemes.

Officers recommended that public consultation be undertaken on the draft SPD for a period of 8 weeks from 1 December 2021 to 25 January 2022.

The Committee was supportive of the SPD. The following points were raised by Members which Officers would action or would be addressed by Officers during the consultation period and reported back at end of that period.:

- Other key Plans/projects of the SEA/HRA Screening Statement - Thorpe Neighbourhood Plan would be referenced In Table 1.1;
- Table 1.10 in SEA -characteristics of the effects and of the area likely to be affected- (f) AQMAs-add 'additional' in last sentence of response ii;
- Officers would consider Local Market Value in more detail with the Council's Housing Team and report back thereon; and
- Clarification was sought on starter homes. The Planning Policy Team would produce an interim policy statement on first homes and report back in January 2022 following discussion with Legal colleagues. This statement would set out the Council's approach on first homes

RESOLVED that:

the draft Affordable Housing SPD be approved for public consultation for a period of eight weeks.

311 Adoption Of Green & Blue Infrastructure Supplementary Planning Document (SPD)

The Committee considered approval of the Green and Blue Infrastructure SPD.

The 2030 Local Plan contained a number of policies which sought to restore, maintain and enhance green and blue infrastructure within Runnymede. To support delivery of these policies a Green & Blue Infrastructure Supplementary Planning Document (GBI SPD) had been prepared. The SPD sets out guidance for applicants of all scales of development in terms of how they could deliver enhanced or new green & blue infrastructure (GBI) features within their developments and achieve biodiversity net gain.

The Council had held a Stakeholder Workshop in March 2020 with interested parties to gain an understanding of what a GBI SPD should include and a draft version of the SPD was approved for consultation by the Planning Committee on 28 July 2021. Public consultation was undertaken for a period of 7 weeks from 9 August 2021 to 27 September 2021 and a total of 13 representations were received. A copy of the Consultation Statement which summarises the issues raised at the Workshop and the representations received during consultation and how they had been addressed in the SPD were set out on the Council's website with the Committee Agenda.

In light of the representations received a number of minor modifications were proposed to the SPD upon its adoption. The modifications had been included within the SPD and its Annexes as reported.

As the modifications proposed were considered minor in nature and did not change the general thrust or substance of the SPD, the Committee concurred with officer views that no material changes to the draft SPD requiring further consultation had been made. As such, the Planning Committee agreed to adopt the GBI SPD with the modifications reported with an implementation date of 1 December 2021.

The following points were raised by Members which Officers would action or address and report thereon in due course:

- Confirm inclusion of reference in SPD to maintenance of existing footpaths /cycleways.
- Para 4.3.5-include reference to Neighbourhood Plan design statements.
- Map A.2-Biodiversity Sites-check inclusion of RAMSAR site.
- Annex C- Green spaces-Check inclusion of any private allotments and gardens and include statement that information was correct at time of publication of SPD, but that applicants be advised to refer to the Council's latest studies/information

RESOLVED that

the Green & Blue Infrastructure SPD and Annexes with the modifications set out in Appendices A & B be approved for adoption with an implementation date of 1 December 2021.

312 Fees and Charges 2022/23

The Committee received and considered the proposed fees and charges in respect of services under its remit for the next financial year 2022/23.

Planning fees were currently set by statute and were last increased in January 2018 and there was no proposal by the Government to increase these fees from 1 April 2022.

The pre-application planning advice service fees had last been reviewed by the Committee in October 2019 and the CHDMBC indicated that he would bring a report thereon to a future meeting.

No increase was proposed for Building Control fees.

All other discretionary fees and charges would be increased by approximately 2% and the Committee agreed these increases.

RESOLVED that

the proposed fees and charges be approved to be effective from the dates reported or as soon as practical thereafter.

(The meeting ended at 7.28 pm)

Chairman