

## Runnymede Borough Council

### Planning Committee

Wednesday, 13 July 2022 at 6.30 pm

Members of the Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, A Berardi, J Broadhead, R Bromley, V Cunningham, E Gill, C Howorth, A King (Substitute, in place of R Davies), C Mann, I Mullens, M Nuti, S Whyte and J Wilson.

Members of the Committee absent: Councillors R Davies.

#### 135 Minutes

The Minutes of the meeting held on 22 June 2022 were confirmed and signed as a correct record.

#### 136 Apologies for Absence

No apologies received.

#### 137 Declarations of Interest

No declarations received.

#### 138 Planning Applications

The planning applications listed below were considered by the Committee. A 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 applicant agent addressed the Committee on the application specified.

**RESOLVED that –**

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

**APP**  
**NO**

#### **LOCATION, PROPOSAL AND DECISION**

**RU**  
**22/0278**

#### **Land North of Trumps Green Road, Virginia Water**

Outline Planning Permission for demolition of existing structures and erection of up to 67 new homes (35% affordable), provision of 1 travellers pitch, and new vehicular access via Trumps Green Road together with associated car parking, open space and landscaping with access only to be considered with all other matters reserved.

*Comments were made by Members regarding sustainability of the site and the likely reliance on car for accessing local facilities and services, the need for an additional bus stop within the development to assist accessibility, and safety of access arrangements and use of secondary access.*

*The CHDMBC commented that the site was part of an allocated site within the Local Plan and was now within the urban area. The delivery of development at local plan sites was the Council's strategy for meeting its housing need, as such the principle of development was considered acceptable. The quantum of development proposed aligned with the plan numbers and had been well designed so that it would not preclude development of the remainder of the site allocation.*

*Site sustainability (as well as the likelihood of suitable access being achieved) had been assessed at Local Plan stage and was found preferable to other sites that were not included in the plan. It was not within the applicant's power to alter bus routes or frequency or install bus stops but they would make a contribution to transport improvements and /or an improved bus service which would be utilised by SCC and bus operators. This was covered in the legal agreement. Some options may become possible as part of the Longcross Garden Village scheme which could also assist with serving this development. Longcross may also improve the sustainability of the site when its facilities come on line.*

*Visibility splays and access were considered acceptable by the County Highway Authority and the CHDMBC thought the access point was likely to be the only access due to the curve of the road and would avoid problems associated with multiple access points. However that would be considered fully in any subsequent applications and other solutions could not be ruled out at this time.*

*Provision of visibility splays to the north would not require much if any vegetation removal, but some vegetation to the south would be removed and this was in the control of the applicant.*

*Members wished to see an additional condition imposed restricting use of the secondary access to emergency vehicles only. Low tech bollards would be the preferred option to ensure efficient emergency access.*

#### **Resolved that**

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

- 1) Contribution to SAMM and SANG and Monitoring fee for TBH SPA (financial contribution – Exact amount to be determined under Reserved matters application)**
- 2) The provision of one gypsy and traveller pitch including a clear phasing for its timely delivery**
- 3) To secure the provision and delivery of offsite biodiversity net gain**
- 4) The provision and deliverability of 35% affordable housing of the following mix 53% affordable rent, 25% first homes and 22% of other affordable housing.**
- 5) Secure Management Arrangements for the maintenance of the open space and equipped play spaces and public access.**
- 6) To secure through a S278 agreement with the Local Highways Authority vehicular access to Trumps Green Road, provision of upgraded pedestrian crossing infrastructure over Trumps**

**Green Road, priority junctions with Wellington Avenue, Tithe Meadows and Crown Road and the improvement of the bus stop located at Trumps Green Road, called Oak Tree Close bus stop to include.**

- **The provision of a raised kerb to a height of 140 mm over 9 metres in length to ensure level access onto/off buses for those with Motability issues**
- **New Flagpole, sign and timetable case.**

**7) Transportation improvements and contributions including:**

**a) Travel Plan auditing fee of £6150**

- b) From the 20<sup>th</sup> Occupation of the dwellings on site a financial contribution to Demand Responsive Transport (DRT) Bus Service for £53,600 for index linked to RPIx from the 20<sup>th</sup> Occupation of the units for a period of 5 years. Should there be no other DRT's operational in the area, a one-off contribution of £268,000 to improve the conventional bus services in the area will be made instead.**

**And subject to conditions and reasons listed on the agenda, with an additional condition restricting use of secondary access to emergency vehicles only.**

**The CHDMBC be authorised to refuse planning permission should the s106 not progress to his satisfaction, or if any other significant material planning considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant the refusal of planning permission and the CHDMBC be given delegated authority to specify the reasons for refusal.**

(Mr Neary, an objector, and Mr Allin, agent for applicant, addressed the Committee on this application)

**RU 2 and 2a Guildford Road, Chertsey  
21/1634**

Outline Application for the erection of a 4 to 5 storey building comprising 54 one and two bed apartments following demolition of existing vacant office building and residential home (Matters reserved: Landscaping)

*Key concerns raised by Members related to bulk, scale and mass of development (in particular the prominence of the top floor within the streetscene), proximity of development including the playground to the station, use of a mansard roof and their preference for a 'green' roof, pressure on local infrastructure and services, scheme being out of character and failure to integrate with surrounding area, impact on residential amenities of adjoining properties, lack of amenity space, use of electrical heaters and insufficient parking.*

*The CHDMBC commented that whilst the site was not allocated for housing in the Local Plan, the site was in an urban area so there was a presumption in favour of development. However, this did not bind Members to approve the application. The proposal would provide a windfall contribution to affordable housing supply particularly for family homes in the borough. Like many Borough's Runnymede was unlikely to be able to ever meet its actual affordable*

*housing needs and so windfall schemes should be viewed positively.*

*The site was in a sustainable location in terms of access to local facilities and services, and the level of parking provision was appropriate. Officers did not consider the scheme caused demonstrable harm. The location of flats near a railway was not unusual and, with mitigation, an acceptable internal noise environment would be met for the occupants of the new properties. The scheme had been designed to minimise impact on surrounding residents and separation distances were considered to be acceptable.*

*The current proposal could meet the Council's requirement for 10% of the energy requirement of the development to be produced from on site renewable energy sources and this would be secured by condition.*

*The discouragement of certain energy technologies such as electrical heaters was a direction Members were keen on exploring in the future. However, this was not relevant to this decision.*

*Some Members were supportive of the application as the application was an improvement on the previously refused application for the site and would provide 100% affordable housing.*

*A Motion to grant permission was moved and seconded, and a recorded vote was taken and the voting was as follows:*

*For: 5 (Councillors Broadhead, Howorth, King, Mullens and Wilson)  
Against: 10 (Councillors Balkan, Berardi, Bromley, Cunningham, Gill,*

*The Motion was lost.*

*Debate recommenced on whether to refuse or defer the application, following which the Committee considered that their preferred option was to defer the application to enable the CHDMBC to negotiate with the developer to seek scheme enhancements to address concerns of Members and obtain verified views of the proposal, and to secure a compromise scheme which could be acceptable to Members. Accordingly, the Committee-*

#### **Resolved that**

**The application be deferred to enable the CHDMBC to negotiate with the developer to seek scheme enhancements to the development to address concerns of Members and to secure a compromise scheme which could be acceptable to Members.**

**In the event that negotiations with the developer are not successful CHDMBC be authorised to refuse planning permission for reasons based on the planning issues raised by Members (relating to scale, mass and design, proximity to the road and limited opportunities for landscaping to the front)**

**RU  
22/0686**

#### **Longcross North- Data Centre Site, Chobham Lane, Longcross**

Section 73 application for Variation of Condition 10 (approved plans) of planning permission RU.21/0780 [(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; 3 f) hard and soft landscaping and g) new roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles, and requiring: 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, and 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)] to seek amendments to the approved plans including relocation of the energy centre, changes to the data centre building, re-positioning of the HV substation and re-siting and redesign of the back-up generators.

*The CHDMBC reported that he could have determined this application under his delegated powers, but had chosen to bring it to Committee as it was an example of improvements made to the development as a result of negotiations by Officers and as a good example of a developer who listened to the concerns raised by Members and had worked to improve their scheme even further.*

*The Committee was fully supportive of the variations sought which would rationalise and improve the operational efficiency of the development, the Committee welcomed the work done by the developer.*

**Resolved that**

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

**RU 22/0250 Chilsey House, Chilsey Green Road, Chertsey**

Roof extension to create a second -floor extension to accommodate 9 no. residential dwellings with associated landscaping and parking.

*The Committee was fully supportive of the application which would secure a reuse of a building which had been vacant for many years and make an effective use of the site for housing purposes.*

**Resolved that**

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

**139 Publication of Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Scoping Report for the 2040 Local Plan (Planning, Policy & Economic Development)**

The Committee was informed of the outcome of public consultation on a draft Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) Scoping Report for the Runnymede 2040 Local Plan .The approval of the Committee was sought to publish the final SA Scoping Report, with the amendments as shown tracked in Appendix A and as listed in Appendix B to the agenda, and to approve the Sustainability Framework, as the basis for undertaking the SA/ SEA Appraisal of the various stages of the forthcoming Runnymede 2040 Local Plan.

SA/SEA was now an established mechanism for assessing the sustainability and

environmental performance of plans and programmes, such as the Runnymede 2040 Local Plan, and was a legal requirement under the Planning & Compulsory Purchase Act 2004 and Environmental Assessment of Plans & Programmes Regulations 2004 (SEA Regulations).

The first stage of SA/SEA was the scoping stage. This stage sought to understand key messages/objectives from other legislation and guidance, establish the baseline environment and how this might change in the future in the absence of the Runnymede 2040 Local Plan. The SA/SEA Scoping Report should also identify any issues and problems arising from the key messages and baseline information and how these could be addressed in the Runnymede 2040 Local Plan. The Scoping Report included a Sustainability Framework, which would form the basis for the Sustainability Appraisal work on the forthcoming Runnymede 2040 Local Plan.

A draft version of the SA/SEA Scoping Report was open to public consultation for a period of five weeks from 22 April to 28 May 2022, including with the three consultation bodies (Environment Agency, Historic England, Natural England). In total 18 representations were received and a summary of these with officer responses was reported

Given the representations received and a number of other material circumstances since consultation, a number of amendments were proposed by officers to the Scoping Report.. The key amendments were as follows:-

- Additional baseline information on green/blue infrastructure and green corridors in Section 3;
- Update to population data in Section 4 to account for first release of Census 2021 data;
- Addition of information from the Annual Monitoring Report (AMR) on housing mix and identification of housing mix as an issue/problem in Table 4-2;
- Additional information on air quality monitoring station on Byfleet Road;
- Update to CO<sub>2</sub> emissions baseline following government's latest release of data;
- Recognition of A318 as a major local highway in the Borough;
- Addition of information on employment baseline and future baseline;
- Additional decision aiding criteria in SA Framework for SA Objectives 2, 4, 5 and 7 to strengthen consideration of climate change;
- Additional plans, policies, programmes and their key messages/objectives added to Appendix A for Water, Climate and Transport.

The following points raised by Members would be addressed by officers:

- Reinforcement of the point that Virginia Water and Thorpe did not have a good public transport service.
- Langham Pond-amend location to refer to Egham/Englefield Green.
- Amend heading of column 3 in tables to refer to 'Plan'.
- Consider inclusion of separate paragraph regarding the downward trend on 'Under 18 conception rate'

The Committee thanked Officers for their work on the SA/SEA and agreed to the publication of the final SA incorporating SEA scoping report with changes shown tracked in Appendix A and listed in Appendix B of agenda report and on addendum.

The Committee also approved the Sustainability Appraisal framework as set out in scoping report as the basis for the SA/SEA appraisal of the new Runnymede 2040 Local Plan at each stage of plan making.

**Resolved that:**

- i) the final Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) Scoping Report with the changes as shown tracked in Appendix A and listed in Appendix B and on addendum be published; and**
- ii) the Sustainability Appraisal Framework, as set out in the Scoping Report, be approved as the basis for the SA/SEA appraisal of the new Runnymede 2040 Local Plan at each stage of plan making.**

(The meeting ended at 9.32 pm.)

Chairman