

Runnymede Borough Council

Planning Committee

Wednesday 13 April 2022 at 6.30 pm

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

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

In attendance: Councillor S Williams

Councillors Edis and Sohi

The Chairman thanked Councillors Edis and Sohi for their service on the Committee as this was their last Committee meeting and wished them both well for the future.

Minutes

The Minutes of the meeting held on 23 March,2022 were confirmed and signed as a correct record.

Apologies for Absence

Apologies were received from Councillors Anderson-Bassey and Kusneraitis.

Declarations of interest

No declarations of interest were made.

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 speakers had registered to address the Committee.

RESOLVED that –

the following application be determined as indicated: -

APP NO

LOCATION, PROPOSAL AND DECISION

RU 20/1729

Silverlands House, Holloway Hill, Chertsey

Proposed conversion and change of use of the vacant Grade II Listed Building previously in C2 use (residential institution) to provide 14 apartments, proposed conversion and extension of the Coach House to provide 6 dwellings and the construction of 5 new two storey dwellings (4 x semi detached and 1 x detached) including associated landscaping,

access, car parking, associated engineering works and detached bin and cycle stores.

The Committee was fully supportive of the application on the basis that very special circumstances existed in this case namely the ability for this redevelopment to repair, restore and bring the existing Grade II Listed Building back into use which clearly outweighed the harm to the Green Belt and any further identified harm set out in the report.

RESOLVED that-

- i) The CHDMBC be authorised to grant planning permission subject to the completion of a Unilateral Undertaking under the Town and Country Planning Act 1990 (as amended) to secure the following obligation, namely a financial contribution of £44,271.5 towards SANG and a further £17,640 towards SAMM towards the Thames Basin Heath Special Protection Area Avoidance/Mitigation Strategy**

And conditions (amended condition 3 as per Addendum), reasons and Informatives listed on the agenda.

- ii) The CHDMBC be authorised to refuse planning permission should the Unilateral Undertaking 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. Reasons for refusal relating to any such matter are delegated to the CHDMBC.**

Affordable Housing Supplementary Planning Document (SPD) Initial Consultation

The Committee was informed of the outcome of public consultation on the Affordable Housing SPD (AH SPD). The SPD provided clarity and guidance on the implementation of the affordable housing policies of the adopted Runnymede 2030 Local Plan by setting out when, how and what affordable housing the Council expected in new developments.

The Council undertook public consultation for a period of 8 weeks from 1 December 2021 to 25 January 2022. A total of 9 representations were received. The issues raised in these representations, and any changes made to the AH SPD as a result of these comments, were set out in the Consultation Statement reported to Committee. In addition, the Consultation Statement also summarised the issues raised during early stakeholder engagement on the draft SPD and included any other changes made during the finalisation of the AH SPD and the reasons for these changes.

Officers considered that the modifications proposed were minor in nature and as such, did not materially change the general thrust or substance of the draft SPD and so did not require further consultation. Therefore, the Committee was asked to adopt the AH SPD with the modifications outlined in the Consultation Statement.

In response to an issue raised regarding circumvention of the requirement to provide affordable housing, Officers confirmed that Policy SL20 specifically stated that developers may not circumvent the Policy by artificially subdividing sites or by failing to develop a site to its full potential. Should two or more separate planning applications come forward within 5 years for adjacent sites within the same ownership and/or which have a clear functional

link, the Council might conclude that the developments should be considered as a single scheme. However, any such case would be treated on its merits on a case by case basis.

In response to Member questions Officers would arrange for the consultant to do a Member briefing to clarify how the methodology for commuted sums worked in practice.

The Committee supported the adoption of the AH SPD with the modifications set out in the Consultation Statement.

**Resolved that-
the Affordable Housing SPD be APPROVED for adoption, with an
implementation date of 20th April 2022.**

Consultation of Draft Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Scoping Report for the 2040 Local Plan

The Committee received a draft Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) Scoping Report for the 2040 Local Plan.

SA/SEA is an established mechanism for assessing the sustainability and environmental performance of plans and programmes such as the Runnymede 2040 Local Plan and is a legal requirement under the Planning & Compulsory Purchase Act 2004 and Environmental Assessment of Plans & Programmes Regulations 2004 (SEA Regulations).

The draft SA/SEA scoping report:

- Identified other relevant legislation/guidance and their sustainability/environmental objectives/key messages;
- Established the baseline environment across a number of topic areas;
- Predicts the evolution of the sustainability/environmental baseline in the absence of the 2040 Local Plan;
- From the key messages/objectives and baseline, identified sustainability issues/problems the 2040 Local Plan should seek to address;
- Sets out the Sustainability Framework, against which the sustainability of plan options and policies would be assessed.

The SEA Regulations required that when deciding on the scope and level of detail of the assessment, the consultation bodies (Environment Agency, Historic England, Natural England) should be consulted for a period of 5 weeks.

The Committee was asked to give its approval to undertake consultation on the draft SA/SEA Scoping Report for a period of 5 weeks from 22nd April to 27th May 2022 with the consultation bodies and the general public .

Para 6.16 of the Scoping Report would be amended as per the addendum to refer to the creation of a new river channel built in two sections in Runnymede and Spelthorne and deletion of the reference to three flood channels.

Para 1.17 would be amended to state 'sealing' instead of 'signing' of Magna Carta.

Para 7.17 would also be updated to reflect the most recent position on Heathrow.

The population figures would be reviewed by the consultant undertaking work on HEDNA to reflect the Census results when published

Subject to the above -mentioned amendments, the Committee approved the draft SA incorporating SEA being subject to public consultation for 5 weeks.

Resolved that:

the draft Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) be APPROVED for public consultation for a period of five weeks.

(The meeting ended at 7.12 pm)

Chairman