

Runnymede Borough CouncilPLANNING COMMITTEE18 December 2002 at 7.30 p.m.

Members of the Committee present: Councillors V.E. Barker (Chairman), Mrs. J. Norman (Vice Chairman), Mrs. F.M. Angell, Mrs. F.J. Barden, A.G. Collins, J.M. Edwards, J.R. Furey, Mrs. L.M. Gillham, P.A. Greenwood, R. Pate, B.J. Relph, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J.R. Whiteley

Members of the Committee absent: None

Councillors C. Knight, H.W.V. Meares and G.B. Woodger also attended.

503. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of its wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Runnymede Independent	Councillor J.R. Ashmore	Councillor B.J. Relph

The Chief Executive Officer had given effect to these wishes in accordance with Section 16(2) of the Local Government and Housing Act 1989.

504. MINUTES

The Minutes of the meeting of the Committee held on 20 November 2002 were approved and signed as a correct record.

505. DECLARATIONS OF INTEREST

Councillors Mrs F.M. Angell, Mrs V A Smallman and A.P. Tollett declared a personal interest in Application RU.02/1224 and under section 10(2)(c) of the Runnymede Code of Conduct for Members did not regard the interest as prejudicial. The Councillors were Governors of the New Haw Community Association and were appointed by the Council. The Councillors remained in the room and took part in the determination of the application.

Councillor V.E. Barker declared a personal and prejudicial interest in application RU 02/1194 under the Runnymede Code of Conduct for Members as one of his business clients was involved in the application. Councillor Barker withdrew from the room when the application was determined and Councillor Mrs Norman took the Chair.

Councillor Mrs L.M. Gillham declared a personal and prejudicial interest in application RU 02/1080 under the Runnymede Code of Conduct for Members on the basis of a personal friendship. Councillor Mrs. Gillham withdrew from the room when the application was determined.

506. PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies were made available for inspection by Members before the meeting.

RESOLVED that -

the following applications be determined as indicated and any permission granted be subject to the conditions authorised.

<u>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 02/0804	<p>Land between Guildford Street (South) and Fox Lane North, Chertsey (part of Chertsey Revitalisation Scheme) Development comprising 93 no. residential units, 925 sq m (net) of retail floorspace (Classes A1 and A3) including conversion and extension of 23 - 27 Guildford Street to restaurant, parking, private raised courtyard and public square.</p> <p>DECISION: Following receipt and consideration of further revised drawings and the further views of the County Highway Authority and Runnymede Access Liaison Group and the completion of an appropriate agreement or agreements to secure the following:</p> <ol style="list-style-type: none"> 1) the provision and maintenance of a civic square to which the public will have access; 2) the provision of not less than 25% of the proposed residential units as affordable housing; 3) a financial contribution of £1,500 towards amending local traffic regulation orders in Fox Lane North and Guildford Street (South); 4) the resurfacing of Fox Lane North following completion of the development; 5) the provision and funding of two CCTV cameras within the scheme as part of the Safer Runnymede Programme; and 6) a financial contribution of £50,000 towards the Runnymede Travel Initiative 7) the localised widening of the carriageway in Fox Lane North to a minimum of 5.5m <p>the Borough Technical Services Officer be authorised to GRANT permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, and Chertsey Councillors, subject to conditions.</p>
RU 02/1006	<p>Bridge Wharf, Bridge Road, Chertsey Construction of access road</p> <p>DECISION:</p> <ol style="list-style-type: none"> (a) following the completion of an appropriate legal agreement to ensure an agreement under Section 278 of the Highways Act 1980 is executed before any works are commenced, the Borough Technical Services Officer be authorised to GRANT permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, subject to conditions

- (b) **the Borough Secretary and Leisure Services Officer be authorised to make a Diversion Order pursuant to Section 257 of the Town and Country Planning Act 1990 in respect of the temporary diversion of Public Footpath No. 8 during the construction of the new access road, the subject of planning permission RU 02/1005; and subject to there being no objections to the Diversion Order, the Diversion Order be confirmed as an unopposed Order;**
- (c) i) **the Borough Secretary and Leisure Services Officer be authorised to make a Tree Preservation Order pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990 in respect of one Yew tree on land at Bridge House, Bridge Road, Chertsey for the following reason:**
- The tree makes a significant contribution to the visual amenities and character of the area and therefore should be protected in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration April 2001;**
- ii) **subject to no adverse representations being received, the Borough Secretary and Leisure Services Officer be authorised to confirm the order without modification.**

RU 02/1194

**95-133 Eastworth Road, Chertsey
Demolition of existing dwellings, outbuildings and commercial buildings and erection of two/three storey residential buildings comprising 22 flats, five 3-bedroom and six 2-bedroom terraced properties and associated parking**

DECISION: Following the completion of a legal agreement to secure:

- (a) **a financial contribution of £10,000 to enter into an appropriate agreement towards Highway Authority Local Transportation initiatives to include:**
- i) **improvements to facilities for bus passengers;**
 - ii) **provision of cycle lanes;**
 - iii) **additional parking restrictions;**
 - iv) **traffic management works**

in the vicinity of the site; and

- (b) **the dedication of private land and the necessary civil works to:**
- i) **provide a 2 m wide footway along the whole of the site frontage;**
 - ii) **provide a short length of 2m footway at the junction radius to the north west;**
 - iii) **relocate the bus stop and provide a new bus shelter;**

- iv) secure additional and replacement street lighting, ducting etc. to illuminate the new road junction, footway and bus shelter.

the Borough Technical Services Officer be authorised to GRANT permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, subject to conditions.

RU 02/1205 Journey's End and land rear of 4, 5 and 6 Mayfield Avenue, New Haw

Demolition of Journeys End and erection of four 2 bedroom dwellings, five 3 bedroom dwellings, access road, parking and landscaping (revised description and plans received 5.12.02)

DECISION: GRANT subject to conditions.

RU 02/1238

Land at Colonel's Lane, Chertsey

Demolition of existing factory, Abbey Cottage and rear garden wall and erection of two blocks of flats and five three-bed houses with rear access road and courtyard parking (amendments to RU.02/0080) to allow variation to The Lodge

DECISION: GRANT subject to conditions.

RU 02/1080

Clarence House, Stuart Way, Virginia Water

Retention of existing chalet dwelling

DECISION:

- (a) REFUSE for the following reason:

The replacement dwelling by reason of its floor area, bulk and mass represents a disproportionate addition over and above the size of the dwelling as at May 1986 which is detrimental to, and along with the existing detached garage causes demonstrable harm to, the open character of the Green Belt, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policy GB6 of the Runnymede Borough Local Plan April 2001 and the advice contained in Planning Policy Guidance Note 2: 'Green Belts'.

- (b) i) the Borough Secretary and Leisure Services Officer be authorised to issue Enforcement Notices in the alternative under Section 172 of the Town and Country Planning Act 1990 requiring that:

- the dwelling house be demolished and the resulting materials and debris removed from the site; or,
- the side utility room, porch and front bay be demolished; and the resulting materials and debris removed from the site.

for the following reason:

The replacement dwelling by reason of its floor area, bulk and mass represents a disproportionate addition over and above the size of the dwelling as at May 1986 which is detrimental to, and along with the existing detached garage causes demonstrable harm to, the open character of the Green Belt, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policy GB6 of the Runnymede Borough Local Plan April 2001 and the advice contained in Planning Policy Guidance Note 2: 'Green Belts'.

- ii) the Borough Secretary and Leisure Services Officer be authorised to take appropriate action namely prosecution under Section 187A(9) of the Town and Country Planning Act 1990 in the event that the notice is not complied with.

- RU 02/1083** **40 Chobham Road, Ottershaw**
Single storey rear extension (revised plans received 11.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1171** **St John's Beaumont, Priest Hill, Old Windsor**
Erection of 10 columns with floodlights to illuminate 4 existing tennis courts
DECISION: GRANT subject to conditions.
- RU 02/1207** **Land r/o 28-32 Brighton Road, Addlestone**
Erection of two detached dwellings with garage, carports and landscaping (revised plans received 29.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1212** **St John's Parish Church, High Street, Egham**
Renewal of RU.99/1352 to allow retention of two portacabins for a further period of three years
DECISION: GRANT subject to same conditions attached to planning consent RU 99/1352.
- (The Committee considered that special circumstances existed which warranted the grant of a further temporary planning permission, namely the important community and youth role played by the Church.)
- RU 02/1224** **New Haw Community Centre, Woodham Lane, New Haw**
Additional parking and installation of external lighting
DECISION: GRANT subject to conditions.

- RU 02/1225** **Crown Lodge, Englefield Green**
Demolition of existing dwelling and garage
DECISION: GRANT Conservation Area Consent subject to conditions.
- RU 02/1226** **Crown Lodge, Englefield Green**
Erection of a chalet style dwelling including a basement following demolition of existing bungalow and garage
DECISION: GRANT subject to conditions.
- RU 02/1227** **Number One, Englefield Green**
Felling of two Cupressus trees in the north west corner of the property
DECISION: No Tree Preservation Order be made.
- RU 02/1233** **3 Chaseside Gardens, Chertsey**
Installation of rear dormer and 3 velux roof windows to allow loft conversion (revised description 28.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1234** **2 Liberty Lane, Addlestone**
Erection of new semi-detached dwelling and double garage
DECISION: GRANT subject to conditions.
- RU 02/1239** **110A New Haw Road, Addlestone**
Erection of two single-storey side extensions (revised plans 29.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1240** **13 Station Road, Addlestone**
Change of use to dining area for restaurant including new shop front and canopy (revised description 26.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1242** **Heatherbrook, Portnall Rise, Virginia Water**
Erection of a single storey conservatory spa extension to the rear of the property
DECISION: REFUSE for the following reasons:-
- 1. The proposed extension if permitted would be an inappropriate development within the Green Belt, resulting in a cumulative increase in floor area and building mass over and above the size of the dwelling on site in May 1986 which would be harmful and detrimental to the open character of the Green Belt contrary to advice contained within Planning Policy Guidance Note 2 : 'Green Belts' January 1995, Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.**

2. **The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of permission contrary to Policy PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft January 2001, Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained in Planning Policy Guidance Note 2 : 'Green Belts'.**

- RU 02/1251 34 Pinewood Avenue, New Haw
Conversion of first floor garage storage area to living accommodation ancillary to main dwelling
DECISION: GRANT subject to conditions.**
- RU 02/1257 Chestnut House, Gorse Hill Road, Virginia Water
Erection of detached two storey dwelling with linked double garage with roof over and new entrance gates following demolition of existing dwelling and garage
DECISION: GRANT subject to conditions.**
- RU 02/1262 50 Hare Hill, Addlestone
Erection of two storey rear and single storey side extensions
DECISION: GRANT subject to conditions.**
- RU 02/1267 7 Flemish Fields, Chertsey
Two storey, part single storey rear extension
DECISION: GRANT subject to conditions.**
- RU 02/1268 Chertsey Depot, Fordwater Road, Chertsey
Demolition of existing garage workshop and formation of car park
DECISION: GRANT subject to conditions.**
- RU 02/1276 Rutherwyck, Faris Lane, Woodham
Erection of two storey rear and first floor and single storey front extension
DECISION: GRANT subject to conditions.**
- RU 02/1277 Heathervale Recreation Ground, Parkside, New Haw
Installation of closed circuit television camera and pole
DECISION: GRANT subject to condition.**
- RU 02/1284 85 Church Road, Addlestone
Erection of two storey rear extension and pitched roof over existing flat roof first floor extension
DECISION: Following the receipt and consideration of any further representations, the Borough Technical Services Officer be authorised to GRANT permission, following consultation, where appropriate, with the Chairman or in his absence the Vice Chairman of the Committee subject to conditions.**

- RU 02/1288** **9 Nursery Close, New Haw**
Erection of two storey side extension, front canopy and detached double garage
DECISION: GRANT subject to conditions.
- RU 02/1294** **Copse End, Chaucer Way, Addlestone**
Conversion of existing garage to habitable accommodation
DECISION: GRANT subject to conditions.
- RU 02/1300** **62, 63 & 64 Victoria Street, Englefield Green**
Erection of a two storey detached dwelling with accommodation in the roof comprising 5 flats with car parking to the rear following demolition of existing building and retention of no. 62 Victoria Street (amended 18.11.02)
DECISION: GRANT subject to conditions.
- RU 02/1302** **Woodbury, Oak End Way, Woodham**
Single storey extensions to the front and rear and two storey and first floor side extensions
DECISION: GRANT subject to conditions.
- RU 02/1312** **Central Veterinary Laboratory, Woodham Lane, New Haw**
Erection of Phase 1 of laboratory building comprising 10726 square metres and energy centre 936 square metres of floor area following demolition of existing building
DECISION: NO OBJECTION subject to conditions.
- RU 02/1316** **Beomonds Allotments, Heriot Road, Chertsey**
Refurbishment of existing allotment site, including construction of prefabricated building, relocation of path and cycleway with lighting and installation of 7m high CCTV camera in public car park
DECISION: Following receipt and consideration of any further representations from the public the Borough Technical Services Officer be authorised to GRANT permission following consultation where appropriate, with Chairman or in his absence the Vice Chairman of the Committee subject to condition.

507. REVIEW OF DELEGATION OF DETERMINATION OF PLANNING APPLICATIONS

(Ref: Minutes of Planning Committee September 2001, page 313 para. 252; December 2001, page 694 para. 435)

The Committee reviewed the scheme of delegation for determination of planning applications in order to achieve a Best Value target of 90% of planning applications being delegated to Officers and to speed up the processing of applications.

A number of Surrey districts were achieving or approaching 90% of delegation, with Runnymede being in the lowest quartile in comparison.

Currently the planning applications were divided between Parts A and B on the agenda. Part A consisted of those applications which were of such scale (in terms of building size or number of dwellings) that they had to be determined by Committee. Part B consisted of those that had received representations from neighbours or consultees where Officers disagreed with that view, or perhaps recommended approval whilst being contrary to policy.

Any Member of the Council could require an application to be determined by the Planning Committee, providing a written request was received within 21 days of the application being advertised on the weekly list of planning applications received. This had only been invoked on a handful of occasions since May 2000.

A third of planning applications on Planning Committee agendas were minor and reported to Committee because of a single representation (or multiple representations from a single household) which was not reflected in the Officer's recommendation. Members considered the delegation of such applications to the Borough Technical Services Officer for determination in consultation with the Chairman or Vice-Chairman of the Committee. In the event of any disagreement between the parties, the application would automatically be referred to the Planning Committee. The time period for Members to refer applications to Committee was proposed to be increased to 28 days and the letter notifying neighbours of planning applications would indicate that planning applications may be determined by Officers.

Members noted that the Government had also promised an extra £350 million of resources for planning authorities over the next three years, linked to performance. Improved performance through increased delegation may therefore result in financial benefit to the authority.

Whilst the Committee noted Runnymede's standing in comparison with other Authorities and supported the principle of streamlining the planning process, the Committee expressed reservations over any further extension of delegation to Officers in the manner proposed. Reservations centred on the possible detrimental effect on the transparency of the planning decision process from the public viewpoint, and the exclusion of Members of the Committee (other than Chairman and Vice Chairman) from the proposed revised decision making process. Some concern was expressed that sole objections would not be given the same status as multiple ones. Some Members also felt that greater use of IT could be investigated as part of any new delegation arrangements. In view of the concerns expressed, Members considered it prudent for the matter to be deferred for further consideration and a report brought to a future meeting.

RESOLVED that -

the matter be deferred and a report be made to a future Committee meeting.

508. BUILDING CONTROL CHARTER

The Committee considered a customer charter for the Building Control service which set out the services provided by the Building Control Section, and the specific service areas for applicants and their agents, the position regarding enforcement and the processing of complaints.

RESOLVED that -

the Building Control Charter be adopted for use.

509. REPLACEMENT ELMBRIDGE BOROUGH LOCAL PLAN 2000: DEPOSIT CONSULTATION ON PROPOSED ALTERATION TO POLICY HSG10 - AFFORDABLE HOUSING

The Committee considered the Deposit Proposed Alterations to Policy HSG10 (Affordable Housing), of the Replacement Elmbridge Borough Local Plan 2000.

The principal features of the proposed alteration with the Committee's comments thereon are set out below:-

- a) The Alteration would provide for an update of the Borough's Annual Affordable Housing Unit Target up to 2006 to include an indicative target which identified an annual shortfall of 891 affordable housing units.

The Committee considered that the inclusion of an indicative annual target may create problems in that it was a notional figure, which could not realistically be achieved. The adoption of an actual robust target, would provide clear guidance as to how the target was being met.

- b) As much new development took place on small sites, the Alteration proposed lowering the development threshold to 15 dwellings and above, and the site threshold to 0.5 of a hectare and above so as to secure additional affordable housing and meet identified housing need.

The Committee considered the lowering of the thresholds was appropriate and justified given the evidence of housing need and the exceptional circumstances demonstrated in Elmbridge Borough.

- c) An Increase in the proportion of affordable housing was proposed in the Alteration, such that the Council would aim for up to 30% of the total dwellings on suitable sites being in the form of affordable housing.

The Committee acknowledged that flexibility was needed in terms of negotiating a realistic and workable proportion of affordable housing units on some qualifying sites, particularly those at the lower thresholds. However, on many sites, particularly those within town centres or highly accessible and sustainable locations, it was considered advisable to negotiate a higher proportion of affordable housing, particularly in a Borough such as Elmbridge, where there was such clear evidence of substantial affordable housing need. This would accord with emerging advice provided by RPG9, and the Deposit Draft Surrey Structure Plan 2001, which stated that at least 40% of new housing provision should be affordable, including housing for key workers.

- d) The Alteration stated that On and Off-Site contributions in exceptional circumstances may be acceptable to secure a financial or other contribution towards the provision of affordable housing on a different site in the Borough.

The Committee noted that financial contributions towards the provision of affordable housing on alternative sites, had not been a suitable approach to affordable housing provision by Runnymede Borough Council for quite some time. The high value of housing land in the area had made the acquisition of land for affordable housing using this method, virtually impossible. It was suggested that the negotiated affordable housing element should only be provided in the form of actual units, as part of the proposed development site, or a suitable alternative site.

The other policy approaches on key worker housing, the application of Green Belt policy to affordable housing and the prevention of sub-division of sites to ensure the implementation of the policy were supported by Members.

RESOLVED that -

- i) **the Council supports the proposed alteration of Policy HSG10 of the Replacement Elmbridge Borough Local Plan, subject to the following comments :-**
- a) **the Council should consider replacing the indicative annual target with an actual overall target for affordable housing provision over the local plan period**
 - b) **given the level of identified need, it may be appropriate to consider increasing the proposed 30% contribution of affordable housing on suitable sites to an overall 40% target**
 - c) **the reference to financial contributions as an alternative to providing affordable housing on-site, should be reviewed; and**
- ii) **this report be forwarded to Elmbridge Borough Council as this Council's formal representation in response to the proposed alteration of Policy HSG10.**

510. APPEAL DECISION

The Committee noted that the Planning Inspectorate had recently determined the appeal mentioned below.

Site/Development	<u>Decision</u>
212 and 214 Almnors Road, Lyne - planning appeal regarding erection of side extension to 214 and new garage at 212 following demolition of existing garage.	DISMISSED

511. PLANNING APPLICATIONS DETERMINED BY BOROUGH TECHNICAL SERVICES OFFICER

A list of planning applications recently determined by the Borough Technical Services Officer under his delegated powers was noted.

Chairman

(The meeting ended at 11.10 p.m.)