

Runnymede Borough CouncilPLANNING COMMITTEE13 August 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, A.G. Collins, J.B. Dean, J.R. Furey, Mrs L.M. Gillham, P.A. Greenwood, C. Knight, C.J. Norman, D.W. Parr, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J. R. Whiteley

Members of the Committee absent: None

Councillor Mrs E E Price also attended.

245. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups mentioned below had notified the Chief Executive Officer of their wishes 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 re-appointed.

| Group requesting Change | Remove from Membership | Appoint Instead |
|-------------------------|----------------------------|---------------------------|
| Conservative | Councillor Mrs F.J. Barden | Councillor C.J. Norman |
| Conservative | Councillor J.M. Edwards | Councillor J.R. Furey |
| Labour | Councillor R. Pate | Councillor P.A. Greenwood |

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

246. MINUTES

The Minutes of the meeting of the Committee held on 16 July 2003 were approved and signed as a correct record.

247. 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. Members of the public and/or applicant(s)/agent(s) spoke on those applications identified below.

RESOLVED that -

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

APP. NO.**LOCATION, PROPOSAL AND DECISION****RU 03/0541**

**Thorpe Lea Cottage, Wickham Lane, Thorpe
Siting of 3 no. residential units and the change of use to a travelling showmen's site, erection of storage building, storage of showmen's equipment and testing area with ancillary parking following demolition of existing house.**

DECISION:

- (1) The application be notified to the Office of the Deputy Prime Minister as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of the Town and Country Planning (Development Plans and**

Consultation) (Departures) Direction 1999 as the proposal could represent inappropriate development within the Green Belt and that failing any direction from the Minister, the Director of Technical Services be authorised to GRANT permission subject to conditions.

- (2) a) the Director of Administration and Leisure be authorised to issue a Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring the removal of six unauthorised residential caravans and all associated structures from land at Thorpe Lea Cottage, Wickham Lane, Thorpe;

Reason for Issuing the Notice

The residential caravans constitute inappropriate and harmful development in the Green Belt contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO4 and LO5 of the Surrey Structure Plan Deposit Draft December 2002, Policy GB1 of the adopted Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance No 2 : 'Green Belts'. It has not been demonstrated that there are any very special circumstances to outweigh the harm caused to the Green Belt.

- b) the Director of Administration and Leisure be authorised to take appropriate action in the event that the Notice is not complied with, namely the institution of proceedings pursuant to Section 172 of the Town and Country Planning Act 1990 and/or the entry upon the land and the taking of such steps as are required to seek compliance together with the recovery of the costs reasonably incurred by so doing pursuant to Section 178 of the Town and Country Planning Act 1990.
- c) periodic photographic reports be deposited in the Members Room showing progress made in compliance with conditions attached to the planning permission.

RU 03/0600

**Hope Cottage to Ypsilanti, High Street, Egham
Erection of part two-storey and part three-storey building comprising 24 no. 2 bed flats and erection of 4 houses with vehicular access off Albany Place following demolition of existing four dwellings (revised plans) (amended plans received 24.7.03)**

DECISION: DEFERRED to enable discussions to be concluded with the applicant and their advisors, and the Environment Agency regarding proposed flood alleviation measures on the site and possible impact of these works on the existing trees.

RU 03/0727

**Journeys End and Land r/o 4, 5 and 6 Mayfield Avenue, New Haw
Demolition of existing dwelling and erection of 10 dwellings, access road, parking and landscaping.**

DECISION: GRANT subject to conditions.

Upon a requisition that the voting on the above application be recorded, there voted –

For 7: (Councillors Collins, Furey, Gillham, Mrs Norman, Norman, Thewlis and Woodger)

Against 7: (Councillors Ashmore, Dean, Greenwood, Knight, Parr, Smallman, and Whiteley)

Abstention:1 (Councillor Tollett)

(Upon the votes being tied, the Chairman exercised his second vote in favour of the application and accordingly the application was granted).

(Miss Salt an objector and Mr Bradley, agent for the applicant, addressed the Committee on the above application)

RU 03/0609

**Virginia Gate, Spring Woods, Virginia Water
Erection of detached two-storey dwelling with detached triple garage and enclosed swimming pool following demolition of existing dwelling and outbuildings.**

DECISION: GRANT subject to conditions.

RU 03/0632

**1 Kitsmead Lane, Longcross
Erection of two-storey side extension.**

DECISION: GRANT subject to conditions.

RU 03/0645

**Jesmond, Green Road, Thorpe
Amendments to garden work building by addition of lean-to around two sides of the building and alterations to fenestration and roof. (Building permitted under RU 00/0556 as part of works to erect a dwelling on the site).**

DECISION: Following the variation of a legal agreement, the Director of Technical Services 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 03/0687

**6 Northcroft Road, Englefield Green
Erection of two-storey dwelling with integral garage following demolition of existing dwelling (revised application).**

DECISION: GRANT subject to conditions.

RU 03/0706

**51-53 Brighton Road, Addlestone
Demolition of existing dwellings and erection of 11 flats with associated access and covered parking.**

DECISION: GRANT subject to conditions.

RU 03/0707

**7 Flemish Fields, Chertsey
Erection of single storey front extension.**

DECISION: GRANT subject to conditions.

- RU 03/0738** **106-108 Guildford Street, Chertsey**
Change of use to form four, one and two bedroom flats.
- DECISION: GRANT subject to conditions.**
- RU 03/0739** **106-108 Guildford Street, Chertsey**
Change of use from offices on the first and second floors to
two one bedroom flats and two x 2 bedroom flats with
associated internal/external changes.
- DECISION: GRANT Listed Building Consent subject to**
conditions.
- RU 03/0748** **Land south of Cerotus Place, Chertsey**
Erection of one detached two-storey building comprising 2
no. 1 bedroom flats with associated parking to the front
and rear.
- DECISION: GRANT subject to conditions.**
- RU 03/0770** **19 Fitzrobert Place, Egham**
Fell Myrobalan B Plum tree in the rear garden of the
property.
- DECISION: GRANT.**
- RU 03/0777** **Land r/o 1 Northcroft Villas, Northcroft Road, Englefield**
Green
Erection of detached bungalow with ancillary car parking.
- DECISION: GRANT subject to conditions.**

248. SPELTHORNE BOROUGH LOCAL PLAN – DEPOSIT DRAFT:
PROPOSED ALTERATIONS AND DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON
AFFORDABLE HOUSING, MAY 2003

The Committee was advised of Proposed Alterations to Policies H5 (dwelling sizes) and H6 (affordable housing) of the Spelthorne Borough Local Plan Deposit Draft, and of Draft Supplementary Planning Guidance on Affordable Housing which had been proposed by Spelthorne Council following its Housing Needs Survey.

Policy H5 was proposed to be altered to require a greater number of smaller dwellings on developments of 3 dwellings or more, including conversions in accordance with the Housing Needs Assessment and would seek to achieve this by specifying the mix of dwellings by bedroom sizes.

Whilst the advantages of the policy approach were recognised by the Committee, it was considered uncertain whether this policy approach could be successfully and consistently applied to such a low development threshold (3 dwellings and over). In addition, the assumption that all the provision for 4-bedroom dwellings and some of the provision for 3-bedroom dwellings could be provided on small infill sites accommodating either 1 or 2 dwellings, would benefit from fuller justification.

The proposed revised Policy H6 sought to secure the completion of 345 affordable dwellings (net) in the period 1 April 2003 to 31 March 2006 by new build, or conversion of existing residential and non-residential buildings, to be achieved by:

- a) negotiating for 50% of housing on sites to be affordable where the development comprised 15 or more dwellings or the site was 0.5 hectares or larger irrespective of the number of dwellings;

- b) encouraging affordable housing provision on sites below the size threshold referred to in (a) above and in particular schemes undertaken by RSLs; and
- c) encouraging affordable housing provision in mixed use schemes on town centre sites where wholly residential development would not otherwise be feasible or appropriate.

Spelthorne Borough's proposal to carry forward its adopted lower site size threshold of 15 dwellings / 0.5 of a hectare and over, as part of the proposed alterations to Policy H6, were considered appropriate for Spelthorne and were supported.

While the Committee acknowledged that the proposed alteration to include the 50% target within the policy wording itself was ambitious given that it exceeded those targets adopted by other Boroughs in Surrey, including the County Council itself, Spelthorne had demonstrated that it had already been successful in negotiating this level of affordable housing on suitable sites, and it seemed evident it should continue to do so, in order to assist in achieving the Borough's affordable housing target.

Members also supported the approach proposed by Spelthorne whereby if a site was suitable for affordable housing and provision could be made, planning permission would be refused if an applicant was unwilling to make such provision. This would include refusing schemes with densities, designs or subdivisions of sites artificially contrived to produce less than 15 dwellings or which proposed units which were not suitable for a Housing Association to be able to take over.

The draft SPG which explained how the proposed revised Policy H6 (Affordable Housing) of Spelthorne Borough's Local Plan would be applied was supported.

RESOLVED that -

- i) the Council notes the advantage of the proposed policy approach in Policy H5 for Spelthorne, but suggests that the guidance would benefit from a fully reasoned justification;**
- ii) the revisions to Policy H6, particularly in relation to continued application of the site size threshold of 15 dwellings or more / 0.5 of a hectare and over, and application of the 50% on-site affordable housing target, be supported as appropriate in Spelthorne; and**
- iii) the draft Supplementary Planning Guidance on Affordable Housing also be supported.**

249. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES

A list of planning applications recently determined by the Director of Technical Services under his delegated powers was received and noted.

Chairman

(The meeting ended at 9.33 pm)