

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday, 30 March 2005 at 7.30 p.m.

in the Council Chamber

at the Civic Offices, Addlestone



Members of the Committee

Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), J.R. Ashmore, Mrs. F.J. Barden, J. Broadhead, J.B. Dean, J.R. Furey, H.W.V. Meares, Mrs J. Norman, D.W. Parr, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett, and J.R. Whiteley.

A G E N D A

Notes:

- i) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- ii) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr. B.A. Fleckney, Administration and Leisure Department, Committee Section, Civic Offices, Station Road, Addlestone (Tel. Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- iii) Agendas and Minutes are available on a subscription basis. For details, please ring Mr. B.A. Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- iv) **Public speaking on planning applications only is allowed at the Planning Committee. For details and to register to speak please contact Mrs T Eeles, in the Administrative Section of the Technical Services Department. (Tel Direct Line: 01932 425174)**
- v) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

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PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

- a) Exempt Information
(No reports to be considered under this heading)
- b) Confidential Information
(No reports to be considered under this heading)

1. FIRE PRECAUTIONS

The Chairman will read the Fire Precautions which set out the procedures to be followed in the event of fire or other emergency.

2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

3. MINUTES

To confirm and sign the Minutes of the meeting of the Committee held on 2 March 2005 (Appendix 'A') as a correct record. The Appendices to these Minutes will be included in the April Minutes Book.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is personal and prejudicial.

6. LOCAL DEVELOPMENT FRAMEWORK (DTS)

1. Purpose of Report

1.1 **The purpose of this report is to seek the views of the Committee on the following two draft Local Development Documents (LDDs) that form part of the Local Development Framework:-**

- **Housing LDD (Appendix 'B')**
- **Development Control LDD (Appendix 'C')**

1.2 The documents have been the subject of detailed consideration by the Local Development Framework Member Working Group and any changes suggested by that Group have been incorporated in the documents, where appropriate.

2. Background Information

2.1 The final analysis of the Issues and Options public consultation on the Local Development Framework (LDF) carried out in September/October 2004, was considered by the Planning Committee on 16 February 2005. The Committee noted the results and the comments received and resolved that these should be taken into account when preparing the Local Development Documents (LDD) that form a key part of the LDF.

2.2 At the subsequent Planning Committee meeting held on 2 March 2005, consideration was given to two principal LDDs, the Draft Statement of Community Involvement (SCI), and the Draft Core Strategy – Scope and Objectives. Members will recall that the SCI is a required document that will set out how the Council will involve the community and other stakeholders in the plan-making process and in significant planning decisions. The Core Strategy is a key document which provides the long-term vision for the LDF, a spatial strategy (illustrated by a key diagram), high level policies and details of how these will be implemented, and measures for monitoring their effectiveness.

2.3 The Scope and Objectives of the Draft Core Strategy were approved by Planning Committee on 2 March, with a minor amendment to Key Objective 4, for the purposes of further developing the Core Strategy document towards the Preferred Options stage. The Draft Statement of Community Involvement was also approved by the Committee at this meeting,

to form the basis of a public consultation document to be released in September/October 2005.

- 2.4 The South East Plan, Draft for Public Consultation, January 2005, is currently within its statutory consultation period, with comments invited by 15 April 2005. A report to consider the Draft Plan will be presented to this Committee on 13 April. The proposed objectives within both the Housing and Development Control LDDs have been set within the context of the broad themes of the Draft South East Plan, and will be further integrated with the guidance at the Preferred Options stage, particularly with regard to the district housing distribution which is expected in late Summer 2005.

3. Policy and Technical Considerations

Housing - Scope and Objectives

- 3.1 The Housing LDD is a key document for the LDF, and will complement the broad policy objectives set by the Core Strategy. As set out by the Local Development Scheme, approved on 24 November 2004, the Housing LDD will provide:
- Scope and Objectives in terms of housing policy priorities
 - Detailed policies providing guidance on:
 - Housing site allocations
 - Phasing of housing development
 - Housing need
 - Design and density of housing
 - Areas of special residential character
 - Details of how the policies will be implemented
 - Measures for monitoring their effectiveness
- 3.2 The final policies in the Core Strategy will describe in general terms how the Borough will meet its target for housing set by the Surrey Structure Plan 2004 and how further allocations derived from the emerging South East Plan would be accommodated. The Housing LDD will provide more site specific information in terms of housing allocations, and policies guiding all aspects of housing development. The Housing LDD will replace the majority of the housing policies within the current Runnymede Borough Local Plan, Second Alteration, April 2001, with the exception of Policy HO9 - New Housing Development, which will be replaced by detailed policies within the emerging Development Control LDD.
- 3.3 Four draft key housing objectives have been developed within the context of the vision and objectives established by the Core Strategy, and from three main sources as set out below (Appendix 'D'):
1. the context of existing plans, programmes and strategies at national, regional, county and local levels;
 2. the sustainability priorities identified in the Runnymede State Report 2004; and
 3. the findings of the initial Issues and Options consultation.
- 3.4 From this background and policy context, a number of more detailed sub-objectives have been developed from which draft policies will be developed during the next stage of the Housing LDD production. The proposed objectives, if approved, will also be tested against the Council's adopted sustainability objectives to ensure that they are compatible and identify any necessary changes.
- 3.5 The four draft key housing objectives are set out in Table 1 below and the full set of key and sub-objectives are included in the Housing – Scope and Objectives document at Appendix 'B', along with more detailed information relating to the three sources for the objectives (Appendix 'D').

Table 1:

Key Housing Objective 1	To ensure that new housing development is located in sustainable and accessible locations, making efficient use of land, and better use of the existing housing stock.
Key Housing Objective 2	To balance the needs of housing development with the economic priorities of the Borough.
Key Housing Objective 3	To ensure that new housing development meets identified needs and the Decent Homes standard, recognising the need to create and sustain balanced, mixed and vibrant communities.
Key Housing Objective 4	To ensure that new housing provision reflects the prudent use of natural resources, is of a high quality, and protects and enhances the natural and built environment.

Development Control – Scope & Objectives

- 3.6 The Development Control LDD will form a key component within the LDF, and will be compliant with the Core Strategy. The scope of the LDD will be to provide a set of generic policies for the control of development within the Borough, derived from National, Regional and County policy guidance. These policies will guide development for which there is no site-specific or locational guidance elsewhere in the Local Development Framework, providing Borough-wide policies to be used when considering planning applications and help for people regarding the acceptability of potential proposals.
- 3.7 The Development Control policies will replace a large number of existing policies in the current adopted Local Plan which are listed in Appendix 'C', along with a list of those policies which are to be saved and carried forward as part of the LDF.
- 3.8 The draft objectives for the Development Control LDD have been drawn down from the Core Strategy derived from the three main sources as set out in paragraph 3.3 above. If approved, they will form the focus for draft policies to be developed during the next stage of the Development Control LDD production, and will be tested against the Council's adopted sustainability objectives.
- 3.9 The draft objectives are set out in Table 2 below, and are replicated at Appendix 'C', together with further supporting information relating to the three main sources for the objectives (Appendix 'D')..

Table 2:

Draft Development Control Objectives	
1.	To ensure that the function of the Green Belt continues to serve the five main purposes of including land in the Green Belt, particularly in defining the extent of the Borough's built-up areas.
2.	To ensure that new development complies with the appropriate design guidance to respect its setting, the residential amenities of surrounding properties, and to protect residents' quality of life in a sustainable manner, ensuring that development is accessible for people with disabilities, wherever practicable.
3.	To ensure that development is focused in sustainable locations, and does not adversely affect the natural environment, such as sites which support the Borough's biodiversity or increase the risk of flooding (subject to appropriate flood risk assessments).
4.	To ensure an adequate supply of suitable premises/land in sustainable locations to support business and industry and preserve sustainably located strategic employment sites.
5.	To promote town and local centres as the focus for appropriate and acceptable development to reinforce their role and function and support the local economy.
6.	To reduce traffic congestion, promote alternatives to car use, and to ensure that development meets the costs of infrastructure and any other requirements it generates, through appropriate planning contributions.
7.	To protect and enhance the Borough's heritage assets, including historic buildings, ancient monuments, conservation areas, landscapes, archaeological remains and historic parks and gardens.

8. To protect valuable open space, woodland areas and habitats both in urban areas and the Green Belt, in order to provide opportunities for recreation, nature conservation and sports provision.

4. Consultation

4.1 A Stakeholder Workshop will be held on 28 April 2005, from 6.00–8.30 p.m., at the Hythe Centre, Egham. It will be based on a Community Strategy Visioning Evening format, launched with presentations, and followed by topic-based discussion groups. Key agencies and stakeholders will be invited to debate and consider issues of significance pertinent to the first four LDDs - the Core Strategy, SCI, Housing and Development Control Policies LDDs.

4.2 The main focus for the workshop will be the broad strategy for future growth and spatial planning for Runnymede, with more detailed examination of key elements such as housing options, prevention of flood impacts, sustainable development and infrastructure capacity. The results of the Workshop will be taken into account in the preparation of the Preferred Options documents (of the first four LDDs), to be presented to Planning Committee in June and July 2005, and released for public consultation in September/October 2005.

5. Council Policy

5.1 Production of the LDF will meet an objective in the Leader's Position Paper 2004/5. Preparation of the Housing and Development Control LDDs will draw on a number of Council and other strategies, particularly the Community Strategy, the Planning and Compulsory Purchase Act 2004 and its accompanying Regulations.

6. Legal Implications

6.1 Progress on the LDF in the manner proposed in this report complies with the requirements of the Planning and Compulsory Purchase Act 2004 and its accompanying Regulations.

7. Resource Issues

7.1 These have been previously reported to Committee.

8. Environmental Implications

8.1 The Housing and Development Control LDDs will be subject to a Sustainability Appraisal which will incorporate the requirements for a Strategic Environmental Assessment.

9. Risk Management

9.1 The Local Development Scheme includes an assessment of the risks associated with the programme for the LDF.

10. Conclusion

10.1 The Scope and Objectives for two further Local Development Documents, the Housing and Development Control LDDs, have been derived within the context of existing plans, programmes and strategies at national, regional, county and local levels; the sustainability priorities identified in the Runnymede State Report 2004; and the findings of the initial Issues and Options consultation carried out in Autumn 2004. They also reflect the Scope and Objectives for the Core Strategy approved by Planning Committee on 2 March 2005.

10.2 The Scope and Objectives for the draft Housing and Development Control LDDs, will guide the development of policies for each document, and the preparation of Preferred Options to be presented to Planning Committee in June/July 2005, and released for public consultation in September/October 2005.

OFFICERS' RECOMMENDATION that –

- i) the Draft Housing - Scope and Objectives in Appendix 'B' be approved for the purpose of developing the Housing LDD; and**

- ii) **the Draft Development Control – Scope and Objectives in Appendix 'C' be approved for the purpose of developing the Development Control LDD.**

(TO RECOMMEND)

Background Papers

None.

7. PLANNING APPLICATIONS (DTS)

A list of planning applications to be determined by the Committee is attached.

If Members have particular queries or interests in certain applications, the application files will be available for inspection and Officers present from 7.00 p.m. prior to the meeting in the ante room of the Council Chamber. This will be an informal opportunity for Members to see further details of applications and representations and to discuss and clarify issues. Copies of all letters of representation will also be placed on the table in the Chamber prior to the meeting and will be available for inspection by Members.

OFFICERS' RECOMMENDATION that -

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

(TO RESOLVE)

Background Papers

A list of background papers is available at the Technical Services Reception.

8. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES (DTS)

A list of planning applications recently determined by the Director of Technical Services under his delegated powers is attached at Appendix 'E'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

9. STANDING ORDER 42 – URGENT ACTION

Acting in accordance with Standing Order 42 the following action has been undertaken by the officer shown below after consultation with the Chairman.

<u>Officer</u>	<u>Action Taken</u>	<u>Control Index No</u>
Director of Technical Services	Release of Section 106 Agreement dated 24.01.2000 relating to planning permission RU99/0954 (Comprehensive redevelopment of land between Charles Street and Fox Lane North, Chertsey and removal of entry from Land Charges Register	575

(FOR INFORMATION)

Background Papers

Proforma on Committee Section SO 42 File

10. EXCLUSION OF PRESS AND PUBLIC

If Members are minded to consider any of the foregoing reports in private, it is the

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the following reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraphs of Part I of Schedule 12A of the Act.

(TO RESOLVE)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection

a) Exempt Information

(No reports to be considered under this heading).

b) Confidential Information

(No reports to be considered under this heading).