

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 15 September 2004 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.

AGENDA

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 please contact Mrs T Eeles, 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. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

2. MINUTES

To confirm and sign the Minutes of the meeting of the Committee held on 18 August 2004 (Appendix 'A') as a correct record.

3. APOLOGIES FOR ABSENCE

4. 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.

5. PLANNING APPLICATIONS (DTS)

A list of the 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.

6. SERVICE PLAN 2004/05 - QUARTERLY PERFORMANCE (DTS)

(Ref: Minutes of Planning Committee, September 2003, page 670, para. 326 and March 2004, page 1470, para. 810)

1. Purpose of Report

1.1 **The purpose of this report is to update Members on progress with the Planning Service Plan for the first quarter of 2004/05 (April to June) including new targets for 2004/05 which have arisen from the new Leader's Position Statement.**

2. Background Information

2.1 At its meeting in September 2003 this Committee approved its Service Plan in order to serve as a basis for the monitoring and review of the Committee's objectives.

3. Report

3.1 Members will be aware of the plethora of strategic and planning documents reported to Committee from time to time. Very often these documents interlink and overlap.

3.2 In order to provide a more coherent reporting and monitoring process, both at political and management levels, Officers have drawn the various objectives and targets together into a single document for each Committee. The format has been modified from the "Aims and Targets" approach, which Members will recall flowed from the Leader's Position Statement,

to include more detail of timescales, potential barriers and additional resource requirements. The source of each target is, however, clearly identified so as to preserve the place of the original documentation.

- 3.3 The Service Plan attached at Appendix 'B' draws together objectives from the following sources:
- i) The Leader's Position Statement - this is the key political policy statement of the Council. The 2003/04 statement was adopted as Council policy in October 2003.
 - ii) The Best Value Performance Plan - the Council is required to adopt a Best Value Performance Plan annually. The plan must contain its service objectives, various details of its compliance with its Best Value duties, and proposed action to meet performance targets. The current version of the plan was adopted in June 2003 and, amongst other material, draws on the Leader's Position Statement.
 - iii) Best Value Continuous Improvement Plans - each service will have carried out one or more Best Value Reviews and proposals for service improvement will have been incorporated into Improvement Plans approved by Committee. These are included in the Service Plan, save for targets previously reported as complete.
 - iv) Best Value Performance Indicators - a range of Performance Indicators are prescribed by the Secretary of State for the measurement of local authority performance in various areas. The indicators prescribe what is measured; the target performance is set in some cases nationally and in other cases is left to local discretion.
 - v) Other plans and strategies - the above lists the major source material relevant for this Committee, but there may be a need to refer to other documents such as the Community Strategy, Asset Management Plan, the Local Plan (or the Local Development Framework), the Capital Strategy, etc. Where relevant these will be mentioned.
- 3.4 The document draws together the objectives and targets from all these sources. They are grouped in themes rather than by document for ease of assimilation.
- 3.5 Current performance is highlighted throughout the Service Plan.

(FOR INFORMATION)

Background Papers

Leader's Position Statement 2004/05
Letter from ODPM dated 20 February 2004

7. 15-16 THE AVENUE, EGHAM: RU.01/0986 – VARIATION OF S.106 LEGAL AGREEMENT (DTS)
1. **Purpose of Report**
 - 1.1 **To seek the authority of the Committee to vary the terms of the legal agreement relating to planning application RU.01/0986 for the erection of a new three storey office building (Class B1) with vehicular access off The Avenue, car parking, landscaping and other works incidental to the proposal following demolition of existing buildings.**
 2. **Background Information**
 - 2.1 In February 2003 the Planning Committee resolved to grant planning permission (RU.01/0986) for the redevelopment of the site at 15-16 The Avenue, Egham to 10,553 sq m of Class B1 (office) use subject to a legal agreement. The requirements of the legal agreement were:
 - a) the highway works on The Avenue arm of the Runnymede Roundabout to provide a widened carriageway for left turning traffic, widening of the splitter island to reduce the width of the carriageway for vehicles entering The Avenue from the roundabout, improved pedestrian and cycleway provision and improved pedestrian and cycle

crossing facilities all as may be required by the Highway Authority and to achieve a satisfactory Stage 2 Road Safety Audit;

- b) highway widening in the vicinity of the site frontage and proposed access to provide a 2.5m wide footway, 4.5m visibility splays, 1.2m mandatory cycle lanes and new pedestrian refuge all as may be agreed with the Highway Authority but generally as shown on drawing no. 3T/56328/B.01.

The applicant will be required to meet all costs relating to any Traffic Regulation Orders, the replacement, relocation or provision of highway furniture, street lighting, resurfacing, road markings, traffic signal equipment, landscaping and highway signing relating to any of the above works.

- c) a financial contribution of £100,000 towards implementation of cycle routes between the Runnymede Roundabout and Egham Town Centre.
- d) a financial contribution of £100,000 to support the proposed shuttle bus service which is to be procured by Surrey County Council. The bus service will pass the site and run between Staines and Egham railway stations via The Causeway;
- e) a financial contribution of £14,000 to install new bus stops/shelters at the northbound and southbound bus stops on The Avenue close to the site. The shelters will include seats and display boards for up-to-date bus timetable information;
- f) a Travel Plan all to the satisfaction of the Highway Authority but over and above the normal initiatives to reduce commuting by car, the plan shall include:
 - i) a commitment to monitor both on and off-site parking to assess whether the availability of parking in surrounding residential roads is affected and to fund to a ceiling of £30,000 the implementation of measures to control on-street parking if the need arises due to the overspill parking from the development;
 - ii) provision of a financial penalty to a ceiling of £100,000 towards additional initiatives/measures if the occupant fails to meet the modal split targets set out in the plan eg 60% car commuting to the site.

2.2 A draft legal agreement was prepared by the Council in February 2003 and negotiations in respect of its terms confirmed until July 2003. As a result of proposed changes to the local highway infrastructure the requirements of the County Highway Authority were re-negotiated and in May 2004 the Council's lawyers received fresh instructions to proceed.

3. Report

3.1 As the legal agreement has not yet been signed and the planning permission RU.01/0986 has not been issued, the applicant and the Highway Authority now seek to revise the highway improvements package associated with the proposed development.

3.2 The applicant has been working in consultation with the County Highways Authority and the execution of the legal agreement has been delayed due to these consultations and the yearly changes to the Local Transport Plan (LTP) schemes and initiatives. Since February 2003 some LTP schemes and initiatives have changed which have directly affected the proposed highway improvements secured by this legal agreement.

3.3 The County Highways Authority have agreed the following changes to those highway improvements previously agreed (same numbering system has been used as set out at paragraph 2.1 above).

3.4 (a) Improvements to Runnymede Roundabout

The plan is now to signalise all arms of the Runnymede roundabout rather than alter the layout of the roundabout by reducing the width of the carriageways as previously proposed. Consequently there is no longer a need for the planned highway improvements to the roundabout. Reference to these works should therefore be deleted from the agreement.

3.5 (b) Highway Widening Along The Avenue in the Vicinity of the Site

The only major change with this element is the deletion of one proposed pedestrian refuge island on The Avenue which is no longer required. The existing pedestrian refuge island will be retained. The proposed legal agreement needs to be amended to reflect the deletion of the proposed pedestrian refuge.

3.6 (c) Cycle Route Between Runnymede Roundabout and Egham Town Centre

The proposed legal agreement required road widening and a mandatory cycle route along The Avenue. The County Highways Authority no longer feel the need for a mandatory cycle route but prefer instead an advisory cycle lane within the existing carriageway without road widening. This advisory cycle lane can be carried out by the Local Transportation Service and not the applicant. It is therefore considered that reference to the cycle route should be deleted from the proposed legal agreement.

3.7 The financial contribution of £100,000 previously planned for the cycle route should be redirected to partially fund the signalisation of the Runnymede roundabout (see 3.4(a) above). It is considered that the legal agreement should be amended to reflect this change.

3.8 (d) The financial contribution of £100,000 towards the shuttle bus service remains unchanged.

3.9 (e) The financial contribution of £14,000 to install the new bus stops/shelters remains unchanged, subject to a penalty that if bus stops/shelters are not in place within 12 months after first occupation of development then travel plan financial penalties will not apply.

3.10 (f) Travel Plan Penalty Clauses

The original legal agreement indicated a £30,000 contribution towards a controlled parking zone (CPZ) in the area around the site in addition to a possible £100,000 penalty for the travel plan not achieving its target. The County Highways Authority consider that the current review of the CPZs and the commencement of the decriminalised parking enforcement will deal with such issues in a more integrated way in the future. It is therefore suggested that there is no longer a requirement on the applicant to provide a potential CPZ in the vicinity of the site and the possible £30,000 penalty payment for CPZ issues should now be included within the total £100,000 penalty payment should the need arise.

3.11 The County Highways Authority agree with the applicant that the travel plan financial penalty will not be applicable if Surrey County Council is not on target to meet its objectives set out in the Surrey Local Transport Plan 2001/02 to 2005/06.

OFFICERS' RECOMMENDATION that –

Following the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 prior to the occupation of the office building to secure the following requirements:-

- **a financial contribution of £100,000 towards the signalisation of the Runnymede Roundabout and improvements to cycling and pedestrian facilities in the vicinity of the site and towards Egham Town Centre**
- **a financial contribution of £14,000 towards the installation of new bus stops/shelters at the northbound and southbound bus stops on The Avenue, the shelters including seats and display boards for up-to-date timetable information**
- **a financial contribution of £3,000 towards the advertising and dealing with objections in relation to any traffic orders made**
- **a financial contribution of £100,000 towards the proposed shuttle bus service between Staines and Egham railway stations via The Causeway**

- a financial contribution of £2,000 towards the costs of overseeing and assisting with the monitoring of the Travel Plan
- the provision of a financial penalty to a ceiling of £100,000 (including a contribution of up to £30K for a CPZ scheme if necessary) towards additional initiatives/measures if the occupier fails to meet the modal split targets set out in the Travel Plan (e.g. 60% minimum/69% maximum car commuting to the site)

the Director of Technical Services be authorised to GRANT planning permission RU.01/0986 following consultation where appropriate with the Chairman or in his absence the Vice Chairman of the Committee, subject to the following conditions:

1. Duration (other than Outline) (C3)
2. External materials (submission of Details/Samples) (C29)
3. Height of development (C46) - '13 metres'
4. No development shall take place until full details of the 'soft' landscape works have been submitted to and approved by the Local Planning Authority. These details shall include planting plans, written specifications, schedules of plants and trees, noting species, plant sizes and proposed numbers and densities of planting. The works shall be carried out as approved and completed during the first planting season following the substantial completion of the development hereby approved

REASON: To preserve and enhance the character and appearance of the surrounding area.

5. If within a period of five years from the date of planting, any tree shrub or plant is removed, uprooted, destroyed or dies, another shrub or plant of the same species size as that originally planted shall be planted at that same place unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure that any replacement shrubs or plants are provided to enhance the appearance of the site and the surrounding area.

6. No development shall take place until full details of 'hard' landscape works including boundary treatments have been submitted to and approved by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out as approved and completed before the office building hereby approved is occupied.

REASON: To preserve and enhance the character and appearance of the surrounding area.

7. The development hereby approved shall not be subdivided into separate units without the prior written approval of the Local Planning Authority.

REASON: To avoid the over-intensive use of the site.

8. No additional floors, including mezzanine floors, shall be erected in the development hereby approved without the prior written approval of the Local Planning Authority.

REASON: To avoid the over-intensification of use of the property which has been planned with minimal parking areas.

9. **Details of any external lighting including floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the office building hereby approved is occupied. Development shall be carried out in accordance with the approved details.**

REASON: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties.

10. **No development shall take place until details of the siting and means of enclosure of refuse bin storage areas have been submitted to and approved in writing by the Local Planning Authority. The bin stores and facilities shall then be provided in accordance with the details so approved prior to the occupation of the office building and retained thereafter.**

REASON: In the interests of amenity and to ensure a more satisfactory form of development.

11. **Prior to the commencement of the development hereby approved, details of the existing and proposed levels and detailed setting dimensions relating to the office building and the surface level car park shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved levels.**

REASON: To ensure a satisfactory form of development and adequate drainage.

12. **No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.**

REASON: To allow the site to be investigated for archaeological purposes before development commences on the site.

13. **Before any other operations are commenced the proposed double lane vehicular/pedestrian/cycle access to The Avenue shall be constructed and provided with visibility zones in accordance with drawing numbers 20146/PLO3-C and 3T56328/B 01 B and to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction above 600mm height.**

REASON: This condition is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users.

14. **The existing access from the site to The Avenue shall first be permanently closed and any kerbs, verge, footway fully reinstated by the applicant in a manner to be agreed in writing with the Local Planning Authority and thereafter maintained as such.**

REASON: This condition is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users.

15. **The office building shall not be occupied until 317 car parking spaces have been laid out within the site in accordance with drawing nos. 20146/PL02D, 20146/PL03C and 20146/PL06C for cars and cycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated use.**

REASON: This condition is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users.

16. **Method of Construction Statement (HC8) (a)-(e)**
17. **Protection of Highway from Mud etc (HC10)**
18. **No Soakaways (C122)**
19. **Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.**

REASON: To prevent the increased risk of flooding and to improve water quality.

Informatives

1. **The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:-**

Drawing Number	Date Received
Location Plan	30.08.01
20146/PL02-D	17.01.03
20146/PL03-C	30.08.01
20146/PL04-B	30.08.01
20146/PL05-B	30.08.01
20146/PL06-C	17.01.03
20146/PL07-B	30.08.01
20146/PL08-B	30.08.01
3T/56328/B/01-B	09.08.04
Archaeological Desktop Assessment	30.08.01
2 x Streetscene Elevations	16.12.02
Planning and Design Statement	30.08.01
Transport Assessment	30.08.01
Transport Assessment: Supplementary Report	07.01.02

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

2. **The applicant is advised that this permission is subject to a legal Agreement.**
3. **Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 454365 for further details.**
4. **In relation to condition 15, the applicant is advised that the annotation on the car parking drawings is incorrect. Drawing no. 21046/PL02D illustrates 211 basement spaces not 207 as annotated. Drawing no. 20146/PL01-C illustrates 106 car parking spaces including disabled spaces not 96 car parking spaces as annotated.**

5. **In the light of the recent floods in the Egham area, the Environment Agency have suggested that the applicant considers installing non-return valves on any proposed drainage system.**

(TO RESOLVE)

Background Papers

Planning application RU.01/0986
 Letter from Capita Symonds dated 6th August 2004
 Letter from County Highway Authority dated 5th May 2004

8. APPEAL DECISIONS

The Planning Inspectorate has recently determined the appeals mentioned below. Appeal decision (a) is attached at Appendix 'C'. Appeal decision (b) is available for inspection in the Members' Room.

<u>Site/Development</u>	<u>Decision</u>
(a) 23 Ayebridges Avenue, Egham – planning appeal regarding internal alterations and first floor addition for residential purposes	PART ALLOWED/PART DISMISSED
(b) White Lodge, Holloway Hill, Lyne – planning appeal regarding erection of a single storey extension to rear with infill between house and garage	DISMISSED

(FOR INFORMATION)

Background Papers

Appeal decisions.

9. 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 is attached at Appendix 'D'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

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).