



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE
13 August 2003

APPENDICES

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Runnymede Borough Council

APPENDIX 'A'

PLANNING COMMITTEE16 July 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, Mrs P.I. Broadhead, J. Broadhead, A.G. Collins, J.B. Dean, Mrs L.M. Gillham, C. Knight, R. Pate, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J. R. Whiteley

Members of the Committee absent: None

Councillor P.A. Greenwood also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish 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 D.W. Parr	Councillor Mrs P I Broadhead
Conservative	Councillor J.M. Edwards	Councillor J. Broadhead

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

MINUTES

The Minutes of the meeting of the Committee held on 18 June 2003 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

Councillor C. Knight declared a personal and prejudicial interest in application RU 03/0373 under the Runnymede Code of Conduct for Members as he was an owner of land adjoining part of application site. Councillor Knight withdrew from the room when the application was determined.

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 03/0373**

**Land r/o 79-107 New Haw Road, Addlestone
Demolition of 85 New Haw Road and the erection of ten detached dwellings with garages and new access road.**

DECISION: Following the completion of a legal agreement to secure a contribution of £6,000 towards speed reinforcing measures, 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.

(Mr A. Tapp, an objector, addressed the Committee on the above application).

(Mr Anderson, Managing Director of the applicant firm addressed the Committee on the above application)

RU 03/0580

**Land at Woburn Corner, Station Road, Addlestone
Erection of 15 residential units with new access,
associated car parking and landscaping.**

DECISION: Following the completion of a legal agreement to secure the provision of a 3 metre wide joint cycle/footway along the whole of the site frontage along Station Road and the provision of a £10,000 financial contribution towards the Highway Authority's costs for white lining, improved street lighting, signing, dropped kerbs to improve the cycle and pedestrian routes in the immediate vicinity of the site, 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 03/0523

**Bishopsgate School, Bishopsgate Road, Englefield Green
Erection of new single-storey lower school classroom block following demolition of six existing buildings.**

DECISION: The application be notified to the ODPM as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of Town and Country Planning (Development Plans & 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.

RU 03/0607

**TASIS England, Coldharbour Lane, Thorpe
Erection of security entrance building at the Ten Acre Lane entrance to the school.**

DECISION: GRANT subject to conditions.

RU 03/0616

**56 London Street, Chertsey
Change of use from private residence to bed and breakfast accommodation.**

DECISION: GRANT subject to conditions.

(Mr Pratt, on behalf of Mrs Dryburgh who was an objector, addressed the Committee on the above application).

RU 03/0621

**Bylands, 31 Abbots Drive, Virginia Water
Demolition of existing building and erection of two storey dwelling with accommodation in the roof and attached double garage with accommodation above and additional vehicular access off Abbots Drive.**

DECISION: GRANT subject to conditions.

(Mr Bull, an objector, addressed the Committee on the above application).

RU 03/0626

**Probyns Cottage, Wick Lane, Englefield Green
Amendment to planning permission RU 02/0683 (erection
of detached dwelling and detached garage) involving the
insertion of two dormer windows in the rear elevation.**

DECISION: REFUSE for the following reasons:

1. **The proposed replacement dwelling by reason of its increase in floor area, height, design, bulk and mass would result in an inappropriate development within the Green Belt over and above the size of the dwelling as at May 1986 which would be prominent harmful and detrimental to the openness of the Green Belt contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies L04 and L05 of the Surrey Structure Plan Deposit Draft December 2002, Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: 'Green Belts'.**
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 planning permission contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies L04 and L05 of the Surrey Structure Plan Deposit Draft December 2002, Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: 'Green Belts'.**

(Mr R. Clarke, agent for the applicant, addressed the Committee in support of the above application).

RU 03/0628

**April Lodge, 22 Monks Road, Virginia Water
Erection of a detached house with attached double garage
following demolition of existing bungalow.**

DECISION: GRANT subject to conditions.

RU 03/0646

**47 Rowan Avenue, Egham
Erection of a single storey rear extension following
demolition of an existing rear extension.**

DECISION: GRANT subject to conditions.

LOCAL PLAN REVIEW (LOCAL DEVELOPMENT FRAMEWORK) ISSUES AND OPTIONS PAPER -
DESIGN AND DENSITY

The Committee was informed of some of the emerging issues that would be considered as part of the Local Plan Review (Local Development Framework) and considered an Issues and Options Paper on design and density issues related to residential developments.

The Paper setting out the issues and options was divided into five sections. The first provided an introduction to the subject and the second provided a summary of the current Government guidance in relation to design and density. The third section set out the relevant guidance at regional and County level while the fourth described existing Local Plan policies and supplementary guidance and identified where changes were required. The final section considered the policy approach to be adopted in Runnymede in light of national and regional guidance and the particular issues facing the Borough.

The Paper proposed a range of policy approaches to achieve the following: -

- a) consistently high standards of design;
- b) density in the Runnymede context;
- c) identification and preservation of the character of attractive residential areas in the Borough;
- d) ensure that design and density policies contributed to the achievement of sustainable development;
- e) set targets and monitor performance.

The policy approaches would help to address a number of areas of Council policy as set out in the Leader's Position Statement.

Members noted that in order to avoid some of the problems associated with higher densities, the proposed approach would be to adopt policies which sought to achieve development at a density which was commensurate with environmental and amenity considerations, and which also encouraged high standards of design in order to achieve higher densities without causing undue harm to the amenity of residents.

Members noted that the LDF would need to be underpinned by a sustainability audit and that this would have an impact on a number of Council services that had land use implications. The initial part of the work on the sustainability audit of the LDF, would be to establish a baseline of data for a number of policy areas. The information set out in the Paper formed a part of this process. Further details of the audit would be considered by the Committee in the autumn.

The process of policy development for the new Local Development Framework would be informed by the Community Strategy and involve direct input from a number of the Community Strategy Task Groups. In this case it was proposed to use feedback on these Papers from the Environment Task Group and the Access and Transport Task Group to guide the drafting of policies.

Minor changes of wording were made to paragraphs 5.2.14, 5.2.15 and 5.5.3.

RECOMMEND that -

the Issues and Options Paper on Design and Density of Development as amended, be approved as part of the preparatory work for the proposed Local Development Framework.

SURREY STRUCTURE PLAN - DEPOSIT DRAFT 2003

The Committee considered a report on the changes to the Surrey Structure Plan, Deposit Draft 2003 which involved modifications to the distribution of housing in the County for the period 2001 - 2016.

In January 2003, the Committee had expressed concern at the proposals to revise the housing allocations but was prepared to accommodate a housing distribution based on an equitable allocation of the total requirement provided it was based on a thorough and robust urban capacity study in each borough in accordance with an agreed and rigorously applied methodology.

The housing capacity study had now been completed by the County Council and the proposed distribution of housing (compared with the position in January 2003 was reported as set out below:

Table 1

District	Distribution in Deposit Draft Surrey Structure Plan 2003		Revised Distribution	
	Allocated Housing	Strategic Allocations	Allocated Housing	Strategic Allocations
Elmbridge	1,800	-	3,370	-
Epsom & Ewell	2,170	-	2,650	-
Guildford	2,350	2,500	2,720	2,500
Mole Valley	1,330	-	2,330	-
Reigate & Banstead	2,540	2,600	3,690	2,600
Runnymede	1,920	-	2,030	-
Spelthorne	1,700	-	2,450	-
Surrey Heath	1,970	-	2,780	-
Tandridge	1,920	-	2,120	-
Waverley	1,850	-	2,810	-
Woking	2,350	1,000	2,350	1,000
Total	21,800 (a)	6,100 (b)	29,300 (d)	6,100 (e)
Additional Housing Requirement	7,500 ©	-	-	-
Total	35,400 (a+b+c)		35,400 (d+e)	

Members noted that although the housing provision for each district had been increased, there was no change to the total provision for the county. A part of the housing requirement comprising 7,500 dwellings (the urban reserve) was allocated as additional housing and it was inevitable that a large part would go to the urban areas. It was also noted that the allocated housing shown in the revised distribution was largely a reflection of the development that was already committed.

For Runnymede the housing distribution had increased to 2030 from the figure of 1920 in January 2003. However, this scale of increase reflected green belt and flood plain constraints together with a recognition that Runnymede had the smallest urban area where development could take place in a manner consistent with Government advice.

The Committee endorsed the proposed allocation as it represented an equitable housing distribution and resisted the premature release of the reserve sites. The percentage of the allocations generally reflected the percentage of urban land in each of the districts.

Concern was expressed that a move away from larger allocations to infill developments in urban areas would lead to a series of small-scale developments. This would neither provide infrastructure enhancements nor fall within affordable housing thresholds, and communities would see little benefit deriving from them.

RECOMMEND that-

- i) **the comments set out in this report be forwarded to the County Council as formal observations on the Surrey Structure Plan Deposit Draft 2003; and**
- ii) **the Borough Council accepts the proposed distribution of housing for the period 2001-2016.**

APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
Lantern Cottage, Bakeham Lane, Egham - first floor rear extension to existing bungalow	DISMISSED

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 9.56 pm)

AFFORDABLE HOUSING (POLICY H6)

- 5.20 Government policy guidance on affordable housing is set out in PPG3 and Circular 6/98 "Planning and Affordable Housing". It explains that a community's need for affordable housing is a material planning consideration and that authorities are encouraged to ensure they have up to-date assessments of need which are rigorous, make clear the assumption on which they are based and can withstand detailed scrutiny. Where a need is demonstrated authorities should set out in their development plans how many dwellings should be built to meet that need and set out appropriate policies. Policies should seek an element of affordable housing on all suitable development sites as well as seek to bring vacant housing back into use and encourage the conversion of larger houses and other buildings into smaller units. Full and effective use should be made of land within existing urban areas, particularly vacant and derelict land. Account must be taken of criteria in Circular 6/98 on site size, suitability and economics of provision. This expects, an application of affordable housing policy to sites of 25 or more dwellings or of 1 hectare or more in areas such as Spelthorne. Where exceptional local constraints are demonstrated, a lower threshold of 15 or more dwellings or 0.5 hectares irrespective of the number of dwellings may be applied. Policy H6 in the adopted Local Plan – April 2001 had this lower threshold and which was agreed by the Inspector through the Local Plan Inquiry. Where on a particular site provision would be inappropriate, a financial contribution in lieu may be made. It is expected that the future availability of affordable housing provided through the planning process for those in need will be sustained on a permanent basis and it is recognised that the involvement of a registered social landlord is an effective way of achieving this.
- 5.23a The Surrey Structure Plan – Deposit Draft – December 2002 requires in its Policy DN 11 that at least 40% of all new housing provision should be affordable, including provision for key workers. It recognises that enabling people to live in a home which is suited to their needs and which they can afford is fundamental to the achievement of sustainable development, the maintenance of the economy and critical to the development of mixed and balanced communities.
- 5.25 In November 2001 the Council commissioned a joint Housing Needs and Stock Condition Survey by David Couttie Associates (DCA). The survey work and analysis of housing needs were undertaken in line with the then DTLR guidance "Local Housing Needs Assessment: A Guide to Good Practice". The survey involved 750 face-to-face interviews with households and a postal questionnaire to 8,400 households of which 41.9% were completed and returned. The survey was rigorous, thorough and considered local market house prices and rents, incomes of those in need, the supply and suitability of existing local affordable housing, the size and type of local households, the types of housing best suited to meeting local needs and the existing stock of affordable housing.
- 5.25a The cost of housing in Spelthorne are high and the study found that as at November 2001 the average price for flats/maisonettes was £113,617 and terraced property £155,816. These were considered by the consultants to be the "access level" for first time buyers. The average price for a flat would require an income of £35,000 to meet the mortgage costs and an income of £50,000 for a terraced property. Even to rent the smallest flat a minimum rent of £500 a month was required necessitating an income of £25,000.

- 5.25b The study used the DTLR's recommended model to assess the number of units required to meet the needs of those unable to afford "market" property. This included both those already on the joint Spelthorne Housing Register as well as others with a housing need. It identified an annual requirement of 981 affordable dwellings of which some 256 could be met by relets from the existing social housing stock. This still leaves a balance of 725 dwellings required each year to meet unmet need for affordable housing.
- 5.25c The Council's monitoring work suggests that over the remaining 3 years of the Local Plan total housing completions will be in the order of 865 dwellings or 288 per year. It is therefore not possible to fully meet the balance of affordable housing need of 725 per annum solely through new building. The extent of need does make it important that securing affordable housing via planning negotiations is maximised. To meet the Structure Plan requirement of 40% would require some 345 dwellings over the next 3 years or 115 a year. The extent of housing need justifies the continual use of the lower threshold of 15 dwellings or 0.5 hectares irrespective of the number of dwellings which is the lowest permitted in PPG3 "Housing" for urban areas. Over recent years some 58% of all housing in Spelthorne has been built on sites at or above this site size threshold. To meet the Structure Plan target of 40% affordable housing from all house building in the Borough would require some 68% of housing on sites above the threshold to be affordable.
- 5.25d Such a high percentage is considered an unrealistic requirement. The Council over recent years has sought to negotiate for 50% of housing on individual development sites above the site size threshold to be affordable, and considers this to be a realistic figure for negotiations, having regard to the extent of need. Whilst this will not of itself deliver the 40% required by Structure Plan policy, the Council intend in addition to continue encouraging affordable housing provision on sites below the threshold, particularly by RSLs and also as a part of mixed used developments in town centre sites.
- 5.29 Planning permissions will be subject to appropriate agreements to secure the units provided are in perpetuity for those in housing need. This will not apply to units provided for shared ownership. A financial contribution in lieu of provision may be acceptable where it is agreed by the Council that units cannot be provided and where equivalent provision on an alternative site can be readily made. The Council has close contacts with registered social landlords operating in the Borough and will be pleased to advise on any matter relating to finance, legal agreement and long-term availability of units. It will obtain valuation advice where applicants claim that 50% "affordable" housing is not economically viable. Where a proposed development site is subdivided or not developed to its full potential so as to be below the site size threshold and affordable housing is not provided, planning permission will be refused.

POLICY H6

The Council will seek to secure the completion of 345 affordable dwellings (net) in the period 1st April 2003 to 31st March 2006 by new build, or conversion of existing residential and non-residential buildings. This will be achieved by:

- a. negotiating for 50% of housing on sites to be affordable where the development comprises 15 or more dwellings or the site is 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**

Where affordable housing is provided on any site the Council will seek to ensure that, where appropriate, it is maintained in perpetuity, normally by means of a legal agreement, for the benefit of those groups requiring access to such housing. Where the Council considers a site is suitable for affordable housing and a reasonable provision could be made, planning permission may be refused if an applicant is unwilling to make such provision. A financial contribution in lieu of provision will only be acceptable where on-site provision is not achievable and where equivalent provision cannot be readily provided by the developer on an alternative site.

Where, as a means of avoiding the requirement to provide affordable housing, a proposed development site is subdivided so as to be below the site size threshold, or is not developed to its full potential so as to be below the number of dwellings threshold, planning permission will be refused.

- 5.29a Further guidance on the way Policy H6 will be applied is set out in the Council's Supplementary Planning Guidance on Affordable Housing.

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 14TH TO 25TH JULY 2003

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/0543	Holly Lodge, Holly Close, Longcross Erection of first floor side extension over existing ground floor extension. DECISION: GRANT
03/0544	28 Langton Way, Egham Alterations to the roof and loft conversion. DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS
03/0588	3 Manor Way, Egham Erection of single storey front and side extension incorporating an attached single garage with pitched roof and store following demolition of existing car port, revision to planning permission RU.02/1367. DECISION: GRANT
03/0606	138 Thames Side, Laleham Erection of single storey rear extension and front dormer roof addition balcony railing. DECISION: NO OBJECTION
03/0617	St. Peter's Hospital, Guildford Road, Chertsey Retention of portable building for use as a nursery. DECISION: GRANT
03/0629	154 Almnors Road, Lyne Erection of single storey rear extension. DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/0639 Simmaria, Bundys Way, Staines
Erection of two storey detached house following demolition of existing bungalow.
DECISION: **REFUSE**

03/0652 Wexham, Middle Hill, Englefield Green
Conversion of attached garage to living accommodation including increase in height of single storey structure.
DECISION: **GRANT**

03/0655 Bournewood House, Guildford Road, Chertsey
Siting of two portable buildings for use as offices.
DECISION: **GRANT**

03/0656 15 Stepgates Close, Chertsey
Erection of rear conservatory.
DECISION: **GRANT**

03/0657 1 Braeside, New Haw
Erection of two storey side extension following demolition of existing garage and construction of front porch canopy.
DECISION: **GRANT**

03/0658 2 Simons Close, Ottershaw, Chertsey
Erection of single storey front and side extensions.
DECISION: **GRANT**

03/0662 92 Grove Road, Chertsey
Erection of attached garage to side of property following demolition of existing outhouse.
DECISION: **GRANT**

03/0670 6 Stoneylands Road, Egham
Erection of front porch, extensions and alterations to the rear conservatory and pitched roof over existing two storey rear extension following demolition of existing rear conservatory.
DECISION: **GRANT**

03/0673 1 Wingfield Close, New Haw, Addlestone
Erection of single storey side extension.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/0675 2 Anners Close, Egham
To fell two trees and lop ten trees along the north western side boundary adjacent to the footpath
DECISION: **NO OBJECTION**
- 03/0676 22 Birch Close, New Haw, Addlestone
Erection of part first floor and part two storey rear extension.
DECISION: **GRANT**
- 03/0680 The Post House, Kitsmead Lane, Longcross, Chertsey
Felling of two oak trees (T1 and T2), crown lift to 4-5m above ground level three oak trees (T3, T4 and T5) and trimming of conifers to frontage.
DECISION: **GRANT**
- 03/0682 17 Burcott Gardens, Addlestone
Erection of single storey rear extension.
DECISION: **GRANT**
- 03/0692 7 Hardell Close, Egham
Erection of first floor side extension over existing garage.
DECISION: **GRANT**
- 03/0693 10 Clarence Drive, Englefield Green
Erection of two storey rear extension, single storey front and side extensions and alterations to the roof to provide additional accommodation in the roof.
DECISION: **GRANT**
- 03/0695 25 Herndon Close, Egham
Loft conversion incorporating rear dormer.
DECISION: **REFUSE**
- 03/0699 89 Brox Road, Ottershaw
Erection of conservatory to the side of property.
DECISION: **GRANT**
- 03/0700 Urban Science House, Gogmore Lane, Chertsey
Felling of tree.
DECISION: **NO OBJECTION**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/0705 39 Brookside, Chertsey
Erection of detached garage following demolition of existing garage.
DECISION: **GRANT**

03/0710 8 Birchfield Close, Addlestone
Erection of single storey rear extension and conversion of garage to
habitable accommodation.
DECISION: **GRANT**

03/0713 97 Pooley Green Road, Egham
Erection of two storey side extension, single storey rear and front extensions.
DECISION: **GRANT**

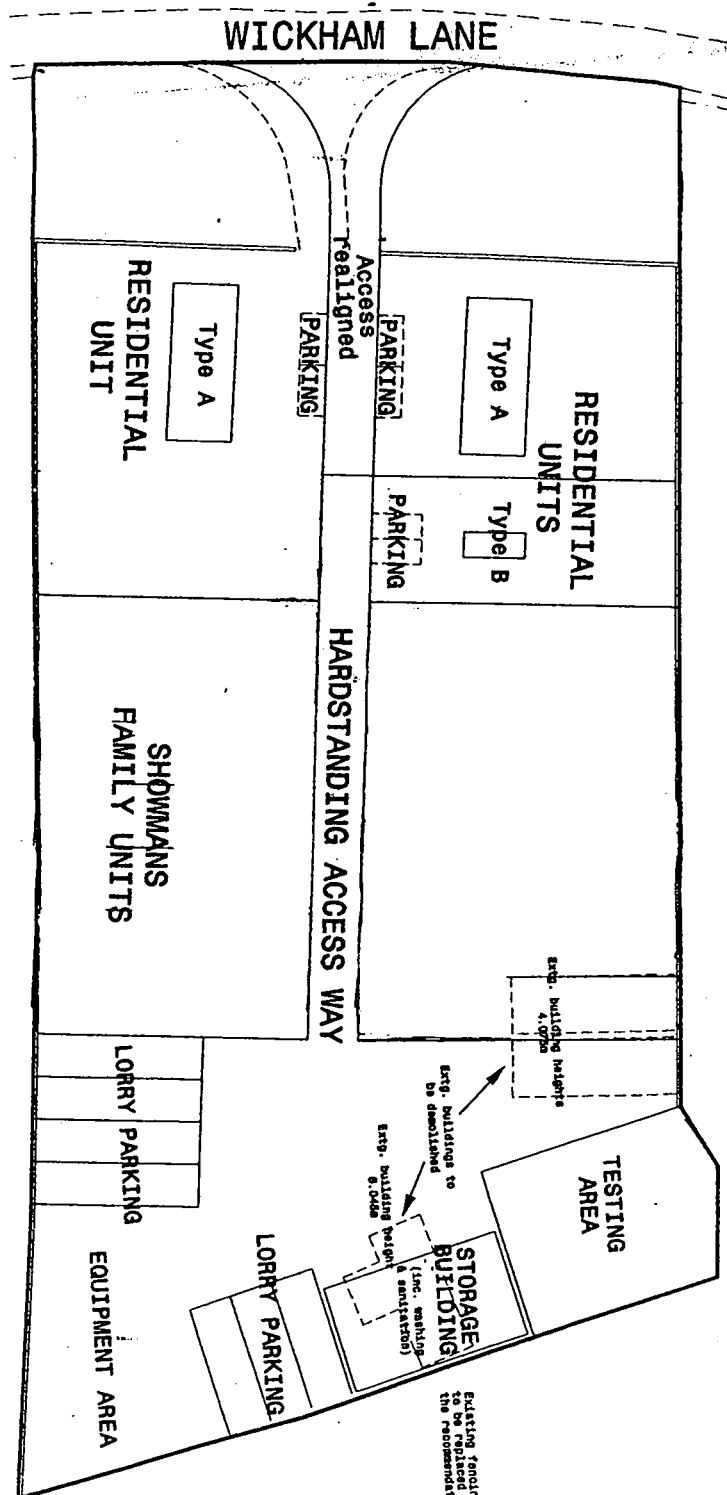
03/0717 115 Chertsey Lane, Staines
Erection of rear conservatory.
DECISION: **GRANT**

03/0744 10 Warren Road, New Haw, Addlestone
Erection of two storey front extension.
DECISION: **GRANT**

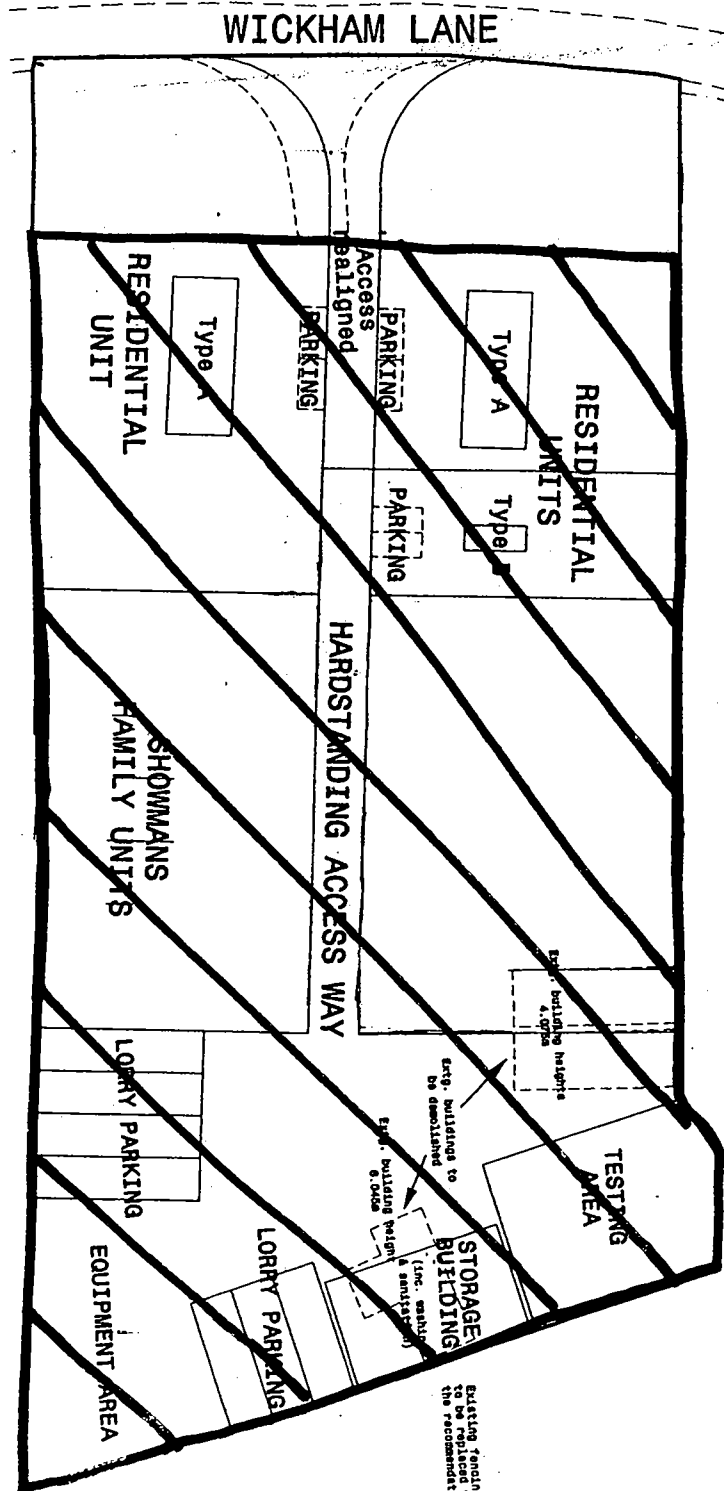
DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

- 03/0478 Manor Park Riding Stables, Lyne Lane, Chertsey
Erection of a bungalow and attached garage.
DECISION: REFUSE
- 03/0599 46 Bishops Way, Egham
Erection of single storey rear extension.
DECISION: GRANT
- 03/0640 242 Chertsey Lane, Staines
Change of use from residential dwelling to part residential use and part bed and breakfast use incorporating loft conversion and installation of dormer/velux window.
DECISION: GRANT
- 03/0691 Tanglewood, Middle Hill, Egham
Erection of two storey side and rear extension incorporating double garage and rear conservatory. (Amended plans 07/07/03.)
DECISION: GRANT

Plan showing proposed use and layout of the site.



Existing fencing either side of storage building to be replaced with noise barrier to comply with the recommendations in the Assessment of Noise Report



Existing fence along other side of storage building to be demolished with a noise barrier to comply with the recommendations in the Assessment of Noise Report

Plan relating to condition 14 of planning application RU.03/541.

