

Overview and Scrutiny Select Committee

Thursday 15 April 2010 7.30pm

Council Chamber
Runnymede Civic Centre, Addlestone

Members of the Committee

Councillors H W V Meares (Chairman), C J Chapman (Vice Chairman), H A Butterfield, D A Cotty, P A Francis, Mrs L M Gillham, R N Jones, A M Moore and A P Tollett

AGENDA

Notes:

- 1) 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 Review Board so resolves.
- 2) 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 J Gurmin, Committee Section, Administration and Leisure Department, Committee Section, Runnymede Civic Centre, Station Road, Addlestone (Tel Direct Line: 01932 425624). (Email: john.gurmin@runnymede.gov.uk).**
- 3) 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.
- 4) 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.

'see overleaf'

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বাঙলা

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简体中文

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اردو

اگر آپ انگریزی زبان پڑھ اور بول نہیں سکتے ہیں اور آپ کو اس دستاویز کو سمجھنے میں دقت پیش آتی ہے؛ تو برائے مہربانی سے وٹس لنک لائن کو اس نمبر 01483 750548 پر رابطہ کریں اور اپنی زبان میں اپنا پیغام چھوڑیں۔

Polski

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Español

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LIST OF MATTERS FOR CONSIDERATION

PART I

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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 REVIEW BOARD MEMBERSHIP

3. MINUTES

To confirm and sign the Minutes of the Overview and Scrutiny Select Committee held on 3 February 2010 (to be included in the April 2010 Council Summons/Minute Book to be circulated on 14 April 2010) as a correct record.

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.

Members may wish to note Part 2 of the Code of Conduct for Members (pages 358 to 360 in the Council's Constitution) which sets out the definitions of personal and prejudicial interests.

Members' attention is drawn to Paragraphs 11 and 12 of the Code of Conduct which relate to prejudicial interests arising in relation to overview and scrutiny committees. These paragraphs read as follows:-

"Prejudicial interests arising in relation to overview and scrutiny committees

11. You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where –
- (a) that business relates to a decision made (whether implemented or not) or action taken by another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken, you were a member of the committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

Effect of prejudicial interests on participation

12. (1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority –
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held –
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting; unless you have obtained a dispensation from your authority's standards committee

- (b) you must not exercise executive functions in relation to that business; and
- (c) you must not seek improperly to influence a decision about that business.

(2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise”.

6. FORMER DERA SITE, LONGCROSS - GREEN BELT BOUNDARIES CONSULTATION (DTS)

1. Purpose of Report

1.1 **The purpose of this report is to advise the Committee of the need to consult on the proposed boundaries for the former DERA site in Longcross, which will be allocated in the Council's Core Strategy. These boundaries will also form the extent of the site that will be removed from the Metropolitan Green Belt.**

1.2 **Councillor Butterfield has requested, under paragraph 8 of the Overview and Scrutiny Procedure Rules, that the decision of the Planning Committee on 27 January 2010 to approve the proposed DERA site boundary and to authorise the undertaking of consultation on that proposed boundary, be placed on this Agenda to allow the Overview and Scrutiny Select Committee to examine and comment upon the matter.**

2. Report

2.1 The South East Plan identifies the former DERA site in Longcross for mixed-use development and requires a review of the Green Belt status of the site to accommodate this. Whilst there is an allocation of 2,500 dwellings at the site, the policies state the precise housing contribution and the precise scale of development, mix of uses and provision of avoidance and mitigation measures to protect nearby environmental sites will be tested through the Local Development Framework (LDF) process. The Core Strategy will need to identify the extent of the site that will be removed from the Green Belt and will need to set out the key elements that need to be delivered on the site. A subsequent Supplementary Planning Document (SPD) will set out a masterplan for the site identifying the distribution of uses and areas of access and open space. This will provide the detail that will then be translated into a planning application.

2.2 As the site is being allocated for development in the Core Strategy it will be important for the boundaries of the site to be shown on the Local Plan Proposals Map, which will be updated as each new document in the LDF is completed. The proposals map will need to be made available for consultation along with the "publication" Core Strategy in Summer 2010. From a procedural point it is important to establish any public views on the suggested boundary ahead of this stage of consultation.

2.3 In preparation of the Core Strategy Officers in the Policy and Implementation team met a LDF Inspector to consider the various issues that need to be addressed prior to the publication of the Core Strategy in 2010. In his note to the Council the Inspector stated:

"A strategic allocation requires the Proposals Map (PM) to be changed when the Core Strategy is adopted and this change has to be signalled by a submission Proposals Map (most often by small extracts of the map being included with the Development Plan Document (DPD) at publication/submission). At Longcross there appear to be 2 important changes to the PM. Firstly, the removal of the Green Belt designation and secondly the specific allocation of land for the development proposed. Whilst the 2 boundaries are closely related, they might not be the same, bearing in mind that Green Belt boundaries should endure for the long term. When Green Belt boundary reviews are undertaken, the South East Plan envisages the boundary reflecting potential development needs to 2031. The new Green Belt boundary does not necessarily equate to the ownership of the intended developer of the allocation. Only a DPD can trigger these changes to the PM. I would suggest

that further focussed stakeholder consultation will be required on the proposed boundaries."

- 2.4 It is clear from these comments that a consultation was required so that the Council can keep on course with developing its Core Strategy, meeting the timeframe set out in the approved Local Development Scheme.
- 2.5 A political party has suggested that if elected to power in the forthcoming General Election, it would abolish regional plans and their housing allocations to individual districts and empower those districts to set their own local housing targets. There have been suggestions therefore that Councils should not progress their LDFs in the light of this.
- 2.6 However, Councils are not in a position to anticipate the likely outcome of elections, nor presume that pre-election policy aspirations will either be implemented at all, or over what timescale.
- 2.7 The implications of delay give cause for concern. Firstly, it would fundamentally delay the production and adoption of the Core Strategy and without this, the policy framework for determining planning applications becomes more out of date. Secondly, failure to comply with the already agreed timetable would lead to a substantial loss of Housing and Planning Delivery Grant funding.

Proposed DERA Site Boundary

- 2.8 The proposed DERA site boundary is identified in the map at Appendix 'A' and the consultation material used is at Appendix 'B'. The suggested boundary was devised using simple existing features to create a logical area to identify on the proposals map and to remove from the Green Belt. The boundary consists of the Reading to Waterloo rail line, the Borough Boundary, Longcross Road and Kitsmead Lane. These are all defensible boundaries that can be justified and that treat the properties along the northern side of Longcross Road and the eastern edge of Kitsmead Lane in the same way, by including them within the area that would be removed from the Green Belt. At its meeting on 27 January 2010, the Planning Committee approved the proposed DERA site boundary for consultation and will consider responses to this shortly.
- 2.9 The allocation of this boundary does not mean that all land within the site will be developed. Much land will be needed to provide open space to avoid new residents walking on Chobham Common and disturbing protected birds there. Whilst some of this open land will be on the periphery of the site, much will be integrated with developed areas, providing recreation and landscaped areas which both serve and break up the built form. At this early stage it cannot be predicted where such areas will be located. The decision on the boundaries of the site is one for the Planning Committee and is likely to be determined by it when it receives a report on the outcome of the consultation at its meeting on 12 May 2010. Any comments from this Committee can be referred to the Planning Committee for consideration at that time.

3. Consultation

- 3.1 The consultation on the proposed DERA site boundaries took place between 8 February and 5 March 2010 (but comments have been accepted beyond this point). The consultation was targeted to involve those who have a key interest in the site. This included the two main site owners, all those who have properties within the suggested boundary, all those properties on Longcross Road and Kitsmead Lane, those who made comment on the DERA site during past LDF consultations, Surrey Heath Borough Council and Chobham Parish Council. The consultation information was made available on the Council's website with the opportunity to make electronic responses. All responses will be used in the formulation of the boundary which is shown on the proposals map which will accompany the "Publication" Core Strategy. (Currently there have been in the region of 140 responses).

4. Council Policy

- 4.1 The LDF will form the local elements of the Council's Development Plan. It is therefore important that the Core Strategy is founded on a sound and credible evidence base and that

the appropriate level of consultation on the issues has taken place, so that it is likely to be approved following an Examination in Public by a Government appointed Inspector.

5. Resource Implications

- 5.1 Creating a robust and credible set of evidence, and undertaking appropriate consultation to support the Local Development Framework is being met from within existing LDF resources.

6. Legal Implications

- 6.1 In order to have a sound Core Strategy the document needs to be in general conformity with the existing national and regional development plan (Planning Policy Statements and the Regional Plan) It also needs to have been appropriately consulted upon so that procedurally the document can be found sound.

7. Conclusions

- 7.1 The consultation on the Green Belt boundary review for the DERA site was required to inform the Proposals Map element of the Core Strategy. The boundary suggested for consultation was drawn up to follow logical boundaries. The Planning Committee agreed to this consultation at its meeting on 27 January 2010. The results from this single issue consultation will be used to inform the final version of the Core Strategy and proposals map which will be consulted upon in the summer of 2010.

THE COMMITTEE IS ASKED -

to decide if it wishes to make any comments on the DERA site boundaries, for submission to the Planning Committee for that Committee's consideration.

(FOR CONSIDERATION)

Background Papers

E mail of 3 March 2010 from Councillor Butterfield requesting that this item be placed on the Agenda.

7. ST PETER'S HOSPITAL, GUILDFORD ROAD, CHERTSEY – PLANNING APPLICATION (DTS)

This Committee (as the former Review Board) undertook a review in October 2008 into car parking at St. Peter's Hospital, Guildford Road, Chertsey. A comprehensive master plan for the site was sought from the Hospital that would set out the Hospital's development needs and allow the Council, as planning authority, to understand their long term aspirations and guide development for the short to medium term.

Officers have continued to provide the Committee with updates as the planning application has moved forward. A report on an outline planning application for St. Peter's Hospital was submitted to the Planning Committee on 10 March 2010 and an abbreviated version of that report is at Appendix 'C'. A site parameters plan is at Appendix 'D' and an illustrative site layout is at Appendix 'E'.

The Planning Committee decided to grant planning permission, subject to the prior signing of a Legal Agreement relating to a Travel Plan. This agreement has now been completed and the permission has been issued.

(FOR INFORMATION)

Background Papers

Planning application file RU.09/1093

8. PROGRESS REPORT ON ENFORCEMENT OF PLANNING CONTROL (DAL/DTS)

Attached at Appendix 'F' is the progress report on enforcement of planning control as at 1 April 2010.

(FOR INFORMATION)

Background Papers

None

9. EXAMINATION OF MEMBERS' REMUNERATION IN OTHER SURREY LOCAL AUTHORITIES (DAL)

To follow.

10. IT ISSUES (CE)

To follow.

11. EXCLUSION OF PRESS AND PUBLIC

If the Committee is minded to consider the foregoing reports in private session, is the

OFFICERS' RECOMMENDATION that –

where appropriate, the press and public be excluded from the meeting during the discussion of the report(s) under Section 100A(4) of the Local Government Act 1972 on the grounds that the report(s) 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)