

Planning Committee

Wednesday 17 February 2010 7.30pm

**Council Chamber
Runnymede Civic Centre, Addlestone**

Members of the Committee

Councillors G B Woodger (Chairman), D W Parr (Vice Chairman), J R Ashmore, Mrs F J Barden, J Broadhead, D A Cotty, R J Edis, J.M. Edwards, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares and J J Wilson

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 Committee 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 B A Fleckney, Administration and Leisure Department, Committee Section, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@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) Public speaking on planning applications only is allowed at the Planning Committee. For details please contact the Administrative Section of the Technical Services Department. **(Tel Direct Line: 01932 425153)** or view the guidance on the Committee web page.
- 5) 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'

If you need help reading this document please contact Denise Morley on 01932 425610 who will try to provide a reading service, a large print version, or another format.

বাঙলা

আপনি যদি ইংরেজি পড়তে বা বলতে না পারেন, ও এই লেখাটি পড়তে যদি আপনার কোনও সাহায্য লাগে তাহলে অনুগ্রহ করে 01483 750548 নাম্বারে উইটস্ লিঙ্কলাইন (WITS Linkline)-এর সাথে যোগাযোগ করুন ও আপনার নিজের ভাষায় একটা মেসেজ রাখুন।

简体中文

如果您无法阅读或说英语，需要协助以明白此文件，请与和景翻译服务处之语言专线连络 01483 750548，并用您的母语留下讯息。

Italiano

Qualora non siate in grado di leggere o di parlare l'inglese, e necessitate assistenza che vi permetta di capire il presente documento, siete pregati di contattare la WITS Linkline allo 01483 750548 e lasciare un messaggio nella vostra lingua.

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

Jeżeli nie potrafisz czytać lub mówić po angielsku i potrzebujesz pomocy w zrozumieniu tego dokumentu, proszę skontaktować się z Linją Telefoniczną WITS pod numerem 01483 750548, zostawiając wiadomość w języku ojczystym.

Español

Si no puede leer o hablar inglés, y necesita ayuda para entender este documento, por favor contacte a WITS Linkline al 01483 750548 y deje un recado en su idioma.

LIST OF MATTERS FOR CONSIDERATION

PART I

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

	<u>Page</u>
1. FIRE PRECAUTIONS	6
2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP	6
3. MINUTES	6
4. APOLOGIES FOR ABSENCE	6
5. DECLARATIONS OF INTEREST	6
6. PLANNING APPLICATIONS	6
7. RENEWABLE ENERGY - INTERIM ADVICE NOTE	7
8. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES	8
9. EXCLUSION OF PRESS AND PUBLIC	9

PART II

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

a) <u>Exempt Information</u>	
10 HIGH HEDGE – THE LIMES, VILLAGE ROAD, THORPE	10
b) <u>Confidential Information</u>	
(No reports to be considered under this heading)	

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
Brownfield land	'Previously Developed Land'. Land which is or was occupied by a permanent (non-agricultural) structure, including the curtilage of the development (therefore includes gardens)
BVPI's	Best Value Performance Indicators. Specified by central government to measure performance on a wide range of Council services
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIR	Government Circular – document setting out policy which has legal connotations
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
CPA	Comprehensive Performance Assessment. An external process to assess the quality of individual Council's Performance (set out in the Local Government White Paper 2001). It brings together evidence from a range of internal and external sources, in addition to an on site inspection, in order to arrive at an overall category
DC	Development Control – the area of planning service that processes planning applications, planning appeals and enforcement work
Design Statement	A design statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Structure Plan, Local Plan, Minerals and Waste Plans. Will shortly be replaced by the South East Plan, the Local Development Framework and the Minerals and Waste Frameworks
DTS	Director of Technical Services
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
GOSE	The Government Office for the South East. This is the local office of the Deputy Prime Minister for the South East region of England
HGV	Heavy Goods Vehicle
LBC	Listed Building Consent
LDD	Local Development Documents – component parts of the LDF
LDF	Local Development Framework. The policy document that will guide development in the Borough up to 2026
LDS	Local Development Scheme - sets out the programme and timetable for preparing LDDs

TERM	EXPLANATION
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document that will be replaced by the LDF
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	As defined in PPG3: Housing. The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
PCN	Planning Contravention Notice. Formal notice which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDG	Planning Delivery Grant. An annual grant from central government which reflects the previous year's performance in delivering planning services
P & I	Policy and Implementation – the area of planning service that produces the Local Development Framework, monitors development and supports the Runnymede Business Partnership and Travel Initiative
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance. This is guidance issued by the Secretary of State detailing National Planning Policy within existing legislation
PPS	Planning Policy Statements. The replacement title for PPG
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SANGS	Suitable Alternative Natural Greenspaces
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the LDF
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly – based in Guildford. Responsible for producing South East Plan
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
South East Plan	Regional Planning Document produced in draft form by SEERA. Will provide regional planning guidance and housing targets for individual Councils for the period up to 2026
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
Structure Plan	Strategic guidance for the whole county produced by Surrey County Council. Will eventually be replaced by the South East Plan

TERM	EXPLANATION
SUDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission

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 27 January 2010 as a correct record (Appendix 'A' to follow).

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

If Members have an interest in an agenda item please record the interest on the orange coloured 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. 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 7.00pm 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 from the Technical Services Department.

7. RENEWABLE ENERGY – INTERIM ADVICE NOTE (DTS)

1. Purpose of Report

- 1.1 **The purpose of this report is to inform the Committee of the need to update the Council's Interim Advice Note on Renewable Energy and explain the policy background behind the proposed revisions. The Interim Advice Note secures a minimum of 10% of the energy requirement for all development to be sourced from renewable technology. This will continue to help to achieve the Council's Sustainable Community Strategy objectives of promoting the sustainable use of resources.**

2. Background Information

- 2.1 The current Interim Advice Note was first published in April 2007 and was based on Policy SE2 of the Surrey Structure Plan 2004. This required that 10% of the energy requirement from a development would need to be sourced from renewable energy. However, in May last year, the Surrey Structure Plan was superseded by the South East Plan, with Policy NRM 11 being the detailed policy replacing Policy SE2. Policy NRM 11 advises that Local Authorities should promote and secure greater use of decentralised and renewable or low carbon energy in new development.

3. Report

- 3.1 The provision of renewable energy and the need to combat climate change is a high priority both for the national Government, the Government Office for the South East and Runnymede Borough Council. The Government has set a target of 10% of UK electricity generation from renewable sources by 2010, and to reduce domestic energy consumption by 30% by 2010. More recently, the Government introduced the Low Carbon Transition Plan and the UK Renewable Energy Strategy in July 2009, which reinforces these targets.
- 3.2 The new South East Plan identifies that the South East region of the UK is more influenced by climate change than any other part of the UK. The plan has a number of priorities in reducing the effects of climate change and there is a heavy influence of sustainability behind the plan. The plan acknowledges the requirement for positive planning to reduce CO₂ emissions, energy efficiency and for the provision of renewable energy.
- 3.3 Policy NRM 11 of the South East Plan identifies a target for Renewable Energy to be provided on developments of more than 10 units or 1000 m² of non residential floorspace. Since April 2007 the Council has been requesting and using a target greater than the requirements of NRM 11 and has developed a clear and operable system. It is therefore considered that despite the target in NRM11 the Council should continue using this approach of requesting 10% renewable energy on all new development. The Council will develop and undertake further research and monitoring of this approach, as part of the Local Development Framework in view of creating a renewable energy target and policy in a development plan document.

4. Environmental and Sustainable Issues

- 4.1 The Interim Advice Note attached at Appendix 'B' provides the policy background behind the requirements of the advice, updates the Council's approach to Renewable Energy from development, provides advice to applicants on the range of renewable technologies available and details what should be included in an energy statement when submitting an application to Runnymede Borough Council. The Advice Note also includes a template which shows the preferred layout for calculations for the 10% requirement from renewable energy. This note is intended to help applicants, agents and developers in completing an acceptable energy statement to demonstrate what energy efficiency and on site renewable energy measures are being incorporated within a proposed development to comply with current policy requirements.

5. Council Policy/Local Development Framework

5.1 The Interim Advice Note will be a temporary strategy and will form the base for future renewable energy policies in the Local Development Framework, Development Management Policies Development Plan Document.

6. Equality Issues

6.1 The Interim Advice Note will provide guidance to those who wish to undertake new built development. It provides local advice on national guidance. It will place more obligations on those undertaking development, but this will provide long term environmental benefits.

7. Conclusions

7.1 Since April 2007, the Council has successfully operated the Interim Advice based on a target of 10% applicable to all new development. It is considered that in view of the Policy requirements in the South East Plan, coupled with the Sustainable Community Strategy and Corporate Plan and Preferred Approaches Core Strategy, this approach should be continued in the updated Interim Advice Note.

OFFICERS' RECOMMENDATION that –

- i) the Interim Advice Note on Renewable Energy at Appendix 'B' replaces the current Interim Advice Note to secure at least 10% of the energy requirement from a development to come from renewable sources; and**
- ii) the Director of Technical Services, in consultation with the Chairman and Vice-Chairman, be authorised to make any necessary minor alterations to the Advice.**

(TO RESOLVE)

Background Papers

Climate Change Mitigation and Adaptation Implementation Plan for the South East March 2007
Making a Difference Sustainability Community Strategy and Corporate Plan Runnymede Borough Council January 2009

Planning for Renewable Energy – Companion Guide to PPS 22 2004

Planning Policy Statement : Planning and Climate Change Supplement to PPS1

Planning Policy Statement 1: Delivering Sustainable Development 2005

Planning Policy Statement 22: Renewable Energy 2004

Preferred Approaches Core Strategy Runnymede Borough Council June 2009

Surrey Design – A strategic guide for quality built environments – Surrey Local Government

Association – January 2002

The South East Plan Regional Spatial Strategy for the South East of England Government Office for the South East May 2009

The UK Low Carbon Transition Plan – National Strategy for Climate and Energy HM Government July 2009

The UK Renewable Energy Strategy HM Government July 2009

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 'C'. 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. EXCLUSION OF PRESS AND PUBLIC

OFFICERS' RECOMMENDATION that

The press and public be excluded from the meeting during discussion of the following report under Section 100A(4) of the Local Government Act 1972 on the grounds that the report in question would be likely to involve disclosure of exempt information of the description specified in paragraph 6 of Part 1 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) | <u>Exempt Information</u> | <u>Para</u> |
| 10. | HIGH HEDGE – THE LIMES, VILLAGE ROAD, THORPE | 6 |
| b) | <u>Confidential Information</u> | |

(No reports to be considered under this heading)