



PLANNING COMMITTEE

14 JULY 2010

APPENDICES

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23 June 2010 at 7.30pm

Members of the Committee present: Councillors G B Woodger (Chairman), J R Ashmore, F J Barden, J Broadhead, Mrs P I Broadhead, D A Cotty, J M Edwards, J R Furey, Mrs E Gill, C Knight, Mrs G M Kingerley, Mrs Y P Lay and Mrs G Warner

Members of the Committee absent: Councillors M T Kusneraitis and H W V Meares

Councillor N Stewert also attended.

FIRE PRECAUTIONS

The Chairman read out the Fire Precautions.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive 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 reappointed.

<u>Group</u>	<u>Remove from Membership</u>	<u>Appoint Instead</u>
Conservative	Councillor J J Wilson	Councillor Mrs G Warner
Conservative	Councillor D Parr	Councillor Mrs P I Broadhead

The Chief Executive 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 2 June 2010 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

The following Councillors declared personal and prejudicial interests under the Runnymede Code of Conduct for Members.

<u>Councillor</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Mrs E Gill	1 Rosemary Cottages, Rosemary Lane, Thorpe (10/0318)	Personal and prejudicial – Proximity to application site and her husband was one of the objectors.
Councillor J M Edwards	Application Determined By Director of Technical Services – 108 Crockford Park Road, Addlestone (10/0267)	Personal and prejudicial – next door neighbour.

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. A representative of an objector, and the applicant addressed the Committee on the application as shown below.

RESOLVED that -

the following applications be determined as indicated:

APP NO LOCATION, PROPOSAL AND DECISION

RU 10/0443 **87 and 89 Spinney Hill, Addlestone**
Outline application for erection of 7 detached two-storey dwellings, garaging and car parking, creation of new vehicular access off Spinney Hill following demolition of existing dwellings and buildings, access, appearance, layout and scale to be determined at outline stage.

DECISION: APPLICATION WITHDRAWN by the applicant.

RU 10/0318 **1 Rosemary Cottages, Rosemary Lane, Thorpe**
Sub-division of plot, with erection of one dwelling attached to existing dwelling and single storey rear extension to existing dwelling.

DECISION: Subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure a financial contribution of £5,819.18 towards the Infrastructure Tariff, the Director of Technical Services be authorised to GRANT permission, subject to Conditions, Reasons and Informatives listed on Agenda.

(Mr Teuten representing the objector, and Mr Lovelock the applicant, addressed the Committee on the above application).

RU 10/0387 **Mariners, Christchurch Road, Virginia Water**
Erection of two-storey detached dwelling with accommodation in roofspace, including 3 dormer windows in rear elevation, attached triple garage with accommodation over, following demolition of the existing dwelling and detached garage following demolition of existing dwelling.

DECISION: GRANT, subject to Conditions and Informatives listed on Agenda.

APPEAL DECISIONS

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

<u>Site Development</u>	<u>Decision</u>
374 Stroude Road, Virginia Water – planning appeal regarding construction of a dropped kerb to front of property to form a vehicular access (10/0187).	ALLOWED

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 noted.

Chairman

(The meeting ended at 8.08pm)

Planning Committee Service Plan: October 2008 – March 2010

Summary

This plan reports on performance against those actions that the Council has agreed must be taken to achieve continuous improvement in service priorities for Planning.

It combines the targets that have been agreed within the –

- Sustainable Community Strategy and Corporate Plan
- National Indicator Set
- Local Area Agreement (2008-11)
- Carried forward from Strategic Plan (2005-2010)
- Carried forward from CPA Improvement Plans
- Equality Policy
- Risk Management Plan
- 5 Year Financial Forecast
- Data Quality Policy
- Procurement Strategy

- SCS
- NI
- LAA
- SP
- CIP
- EP
- RMP
- FF
- DQP
- PS

The 'Source' column of the table below indicates the source document for the action point

Performance:



Progressing well



At risk of not being delivered and may require intervention



Failing



Action complete

f

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation/Additional Resources Identified	Target Outcomes	Performance	Comments
1	SCS H1 E2 NI155 (LAA)	<p>Provide a range of Affordable Housing for those in housing need, including those with support needs:</p> <ul style="list-style-type: none"> • Provide an additional 500 units between 2006 and 2011 • Determine future level of need and establish new target • Design policies to address any unmet needs • Consider opportunities for achieving more than 40% affordable housing on sites where financially viable • Ensure that land resources are maximised and that affordable housing densities are appropriate, protecting the Green Belt and achieving quality development 	Head of Planning Director of Housing and Community Services Policy and Impl. Manager	By 2010	Achieving schemes that are economically viable to secure the units required The housing market not delivering the housing numbers reflecting economic conditions	Production of Supplementary Planning Document on Affordable Housing and contributions to set context for new requirements (as part of Local Development Framework) derived from the Strategic Housing Market Assessment Surrey wide LAA target Yr1 - 750	G	<p>Supplementary Planning Guidance adopted December 2007</p> <p>Supplementary Planning Document awaiting outcome of Strategic Housing Market Assessment</p> <p>Part of work on Local Development Framework</p> <p>Moderation on a scheme by scheme basis to reflect viability of site. Temporary in nature and site circumstances. Will be subject to review</p>

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
2	SCS H2 NI154 (LAA)	Ensure the delivery of general housing numbers consistent with local need and LAA targets – providing 161 units p/a plus 2500 units on the former DERA site	Head of Planning	March 2011	Downturn in housing market	Average 161 units/yr plus the former DERA site requirement Surrey wide LAA target (units) Yr1 2833 Yr2 2833 Yr3 2833	G	Still providing above the base figure of 161 units p/a despite reduction in construction activity Coalition Government has announced intention to abolish Regional Spatial Strategies and allow LA's to determine housing need locally. Legislation/guidance awaited
3	SCS H2 NI 159	Ensure a steady supply of new homes with as high as possible the amount built on previously developed land	Head of Planning Development Control Manager Policy and Impl. Manager	Annual	The market not bringing forward sites The need to release Greenfield sites necessitated by failure to meet housing targets	Number of sites on brown field land on which development takes place.	G	5 and 10 year supply of land available. Almost 100% of all new built homes on previously used land
4	Government guidance	Produce a Local Development document for the provision of appropriate level (as determined by SEERA) of gypsy and traveller pitches	Policy and Impl. Manager	December 2011	Planning Policy team to produce in liaison with housing officers. Resources available to prepare the Local Development framework	The location of further pitches to 10 pitches to 2015 required	G	To note 6 pitches granted consent on appeal Regional Planning body abolished at end of July 2010

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation/Additional Resources Identified	Target Outcomes	Performance	Comments
5	SCS B1 B2 B3	<p>Improve accessibility providing more safe, convenient, and choice of modes of travel:</p> <ul style="list-style-type: none"> Promote company travel plans Consider, in consultation with SCC, opportunities for providing infrastructure improvements Support 'Airtack' initiative subject to suitable infrastructure requirements being provided 	<p>Policy and Implementation Manager</p> <p>Development Control Manager</p> <p>Head of Planning</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Reluctance of company staff to participate</p> <p>Resources to implement - SCC budget constrained to maintenance</p> <p>Securing financial package to enable scheme to proceed</p>	<p>Participate in Airtack Forum (£5,000 per annum contribution)</p> <p>Ensure level crossing downtime reduced if Airtack implemented</p>	G	<p>Travel plans in place for major developments</p> <p>Enhanced physical infrastructure</p> <p>Continued conditional support of Airtack scheme subject to suitable infrastructure provision and level crossing issues resolved. Transport and Works Act application has now submitted. Public Inquiry late 2010?</p>
6	SCS S1 S2 S4	<p>Fulfill obligations of the Crime and Disorder Act 1998 (Section 17), to improve community safety and reassurance, and reduce fear of crime:</p> <ul style="list-style-type: none"> Support measures to reduce anti-social behaviour, and crime & disorder Design out crime potential as part of development process Seek traffic measures to reduce speeds and traffic/pedestrian conflict 	<p>Development Control Manager</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Conflicts with other planning criteria</p> <p>Existing Planning staff/Community Safety Officer involvement in promoting s.17 initiatives</p> <p>Availability of resources</p>	<p>Schemes amended to design out crime.</p> <p>Planning permission refused where unacceptable crime and disorder impact</p>	G	<p>Improved design which takes crime & disorder into account</p> <p>Implementation of measures approved as part of planning applications</p>

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
7	SP	<p>Ensure that planning is environmentally sensitive:</p> <ul style="list-style-type: none"> • Carry out environmental/sustainability appraisals of all developing policies • Incorporate up-to-date policies on design • Seek to achieve increased densities in appropriate locations 	<p>Policy and Impl. Manager</p> <p>Policy and Impl. Manager</p> <p>Development Control Manager</p>	<p>LDF Development Control Policies by March 2011</p>	<p>Existing Planning staff promote Planning Statement</p> <p>Final timescale to be determined by confirming staff resources required to meet policy framework</p> <p>Raising the profile of such appraisals with the development sector</p> <p>Needs to reflect Government advice and Surrey Design Guide</p> <p>Needs to be environmentally sensitive</p>	<p>Sustainability appraisal completed. Design policy in the LDF</p>	<p>G</p>	<p>Development recognising the need for sustainable development</p> <p>Acceptance/ adoption of policies in the LDF</p> <p>Consultation on Submission Document was anticipated in Summer 2010</p>

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation/Additional Resources Identified	Target Outcomes	Performance	Comments
8	SCS C1 L4	<ul style="list-style-type: none"> Prepare policies to ensure that the Borough's three town centres remain vibrant and attractive Prepare policies to maintain outdoor sports and leisure facilities, and provide enhanced new provision through appropriate developments, to reflect requirements of PPG 17 	Policy and Impl. Manager	Set within context of LDF programme (2011)	Involving the development sector in process Resources to complete study to satisfy the requirements of PPG 17 need to be identified	Satisfaction that Runnymede is an attractive place to work, live and visit. Policies adopted	G	Included in LDF Submission Document consultation May 2010 PPG 17 study completed and key issues identified
9	NI 157 (Priority P1)	Processing of planning applications as measured against targets for "major", "minor" and "other" application types	Development Control Management	Annual		Quarterly NI reports	G	Year end results Majors 78.6% Minors 90.3% Others 95.7%.
10	SCS E1	Utilise developer related contributions to enhance existing and new open space provision – Suitable Alternative Natural Green Spaces (SANGS)	Head of Planning	Annual	The final collection of developer contributions to enable works to take place	Ensure supply of SANGS to meet housing demand 5 additional hectares or equivalent from existing open space areas	G	Dip in receipts reflecting reduced number of planning applications

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
11	SCS E2	<p>Protect Green Belt land:</p> <ul style="list-style-type: none"> Review Green Belt protection policies Support emerging South East Plan approach to protecting Green Belt Devise planning policy approach to secure improvements to urban fringe and other Green Belt land Consider implications of South East Plan reference to the former DERA site and Green Belt review 	Policy and Impl. Manager	<p>Set within context of LDF programme (2011)</p> <p>Ongoing</p> <p>Set within context of LDF programme (2011)</p>	Adoption of Green Belt policy as part of LDF process, following boundary review as part of South East Plan policy requirement	Success of planning decisions in maintaining green belt policy	G	<p>Support the South East Plan purposes of the Green Belt (Policy approach needs further consideration upon abolition of South East Plan)</p> <p>Included in LDF Preferred</p>
12	SCS E5	Encourage the Environment Agency to deliver a flood alleviation scheme on the River Bourne at Chertsey	Head of Planning	Not within the control of the Local Authority	Availability of Treasury funding to support the scheme	Implementation of scheme	A	Concerns from Environment Agency that any discrete works in Chertsey may have an impact elsewhere and affect future viability of wider Thames scheme. See item 13
13	SCS E5	Encourage the Environment Agency to take action to alleviate the potential for flooding on the River Thames	Head of Planning	Not within the control of the Local Authority	Availability of Treasury funding	Implementation of scheme	A	Consultation on flood alleviation scheme undertaken by Environment Agency Oct-Dec 2009

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
14	SCS E2	Use lawful powers to prevent illegal incursions and to remove offenders as rapidly as is lawfully possible	Development Control Manager Legal Division	Ongoing	Reduced Enforcement Team Existing Planning and Legal staff (1 year's post to deal with backlog of case) ability to tackle the workload Lack of support from Courts and landowners. Impact of major enforcement appeals Ability of Legal to pursue necessary action	Implementation of action on illegal incursions	A	There has been increasing enforcement activity with reduced resources. Removal of illegal incursions has been subject to delay due to constraints in Legal Division (increased staffing levels will now assist). Good liaison with Police
15	SCS B3	Work closely with business and those wishing to locate or expand in the Borough to maintain and develop economic prosperity	Head of Planning Policy and Impl. Manager	Ongoing	Conflicts with planning policy 'Credit crunch' may have impact on prosperity	Good links with business to understand their needs	G	Business activity needs to be assessed Continued support given to Runnymede Business Partnership

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
16	SCS J4 NI 152 (LAA) SCS J2 NI 152 (LAA) SCS S7	<p>Improve opportunities for young people:</p> <ul style="list-style-type: none"> Enhance range and number of job opportunities through the Planning Framework Consider the implications of the new 14-19 Diploma Improve the safety of young people going to and from school 	<p>Head of Planning</p> <p>Policy and Impl. Manager</p> <p>Policy and Impl. Manager</p>	<p>An integral part of LDF process (by 2011)</p> <p>Ongoing</p>	<p>P&I staff as part of Runnymede Business Partnership</p> <ul style="list-style-type: none"> Failure to 'engage' with young people Ability of private sector to accommodate requirements of new Diploma Maintaining funding for Yellow Bus Service 	<p>Youth employment 14-19 Diploma placements Yellow Bus Service maintained</p>	<p>ⓐ</p>	<p>Involvement with development of 14-19 Diploma - liaison with schools and Business Partnership</p> <p>Full engagement of young people in the process</p> <p>Engagement with schools as part of LDF consultation</p> <p>Yellow School Bus scheme continuing</p>
17	Government guidance	<p>Submission of revised Local Development Scheme (LDS) by December 2008 following changes to Government guidance</p> <p>Thereafter maintain 3 year rolling programme</p>	Policy and Impl. Manager	December 2008	Changes in Government advice affecting ability to deliver targets	LDS approved and targets met	ⓑ	Approved by Council and signed off by GOSE
18	BV 204	Monitor percentage of appeal decisions allowed	Development Control Manager	Ongoing	Consistency of appeal Inspectorate	Reducing no. of appeals allowed	ⓐ	

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
19	CIP	Include indicators and targets including a sustainability audit in the Local Development Framework Annually review the 'State of Runnymede' baseline environmental study of the Borough	Policy and Impl. Manager	As integral part of LDF Annual update	Guidance on sustainability audits, still being subject to clarification Staff resources Closely linked to LDF process	Local Development Framework is being audited to ensure sustainability requirements are satisfied Review completed - need to integrate into Council policy	G	Forms an integral part of the LDF process
20	CIP	Examine all Building Regulation applications in 10 working days	Building Control Manager	Ongoing	Staff shortages	Schedule of amendments/ decisions issued within 10 working days of receipt	G	Target achieved
21	CIP	Determine 100% of Building Regulation applications within statutory period	Building Control Manager	Ongoing	Staff shortages	No decision issued beyond the 2 months time scale	G	Target achieved

Ref	Source	Action	Project Lead	Implement by (not later than end March 2011)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
22	CIP	Seek to investigate Building Control complaints within 3 working days and respond accordingly	Building Control Manager	Ongoing	No complaints received	Investigate in accordance with corporate protocol and randomly monitored by BCM	G	Target achieved
23	CIP	Respond to all requests for Building Control site inspection received by 10.00 am the same day	Building Control Manager	Ongoing	Staff shortages	Lack of complaints that Inspectors are not undertaken	G	Target achieved
24	CIP	Maintain ISO accreditation and carry out biennial customer surveys	Building Control Manager	Ongoing	Lack of responses to biennial survey from customers	Satisfactory results to audit/assessments carried out by external organisations on a 9 month cycle.	G	ISO accreditation maintained
25	CIP	Monitor progress on s.106 and compliance with requirements	Development Control Manager	Ongoing	Availability of staff	Development Control and Legal staff satisfied with progress	G	Section 106 compliance now undertaken by a Monitoring Officer
26	CIP	Arrange annual tour of completed developments for Members	Director of Technical Services	Annually		Key new developments visited	G	Next tour to be arranged in September 2010

14

Ref	Source	Action	Project Lead	Implement by (not later than end March 2014)	Barriers to Implementation / Additional Resources Identified	Target Outcomes	Performance	Comments
27	CIP	Continue to explore potential for joint working with other Authorities	ALL	Ongoing	Willingness of partners; legal implications	Joint working Initiative	G	Planning Collaboration Project launched in association with IDEa and PAS
28	SCS (i) EP	Undertake Equality Impact Assessments in all service areas and reassess every three years Implement appropriate action to remedy any adverse impact found or research to fully understand impact Monitor existing and proposed policies, procedures and strategies for adverse impact on equality	ALL	As set out in Equality Action Plan As appropriate Ongoing		Existing staff to adhere to Equality Policy	G	EIA completed in Development Control and Building Control. LDF policies to be reviewed at appropriate stage.
29	SCS (i) EP	Report on progress against departmental Equality Action Plans	ALL	Half-yearly report	Refer to departmental Equality Action Plans (EAPs)	Refer to EAPs	G	

**Department of Technical Services
Departmental Equality Action Plan: Jan 2009 – March 2010**

The Department of Technical Services is made up of Planning, Engineering, Environmental Protection, Safer Runnymede and Admin and employs 166.9 Full Time Equivalents.

List of Services (by division):

Environmental Protection:

Commercial	Licensing	Health & Safety
Health & Pollution	Recycling	

Engineering Services:

Building Control	Engineering	Refuse & street cleansing
Building Services	Parking services	

Planning:

Development Control	GIS	Policy & Implementation
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Safer Runnymede:

Community Alarm	CCTV	Emergency Planning
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Introduction

This equality action plan includes strategic and practical actions that demonstrate how the department will ensure our services are accessible to all people who need them, irrespective of gender, age, ethnicity, disability, religion/belief, or sexual orientation.

This action plan has been developed in consultation with our equality group – volunteers and representatives from staff, stakeholders and the community. More information on the equality group, and Runnymede Borough Council's wider participation strategy, can be found in our Equality Policy.

Individuals and groups can experience a range of barriers that prevent them enjoying the same quality of life as their peers. This action plan sets equality objectives for those policies, practices or services that have been identified - through equality impact assessments - as being at risk of discriminating against individuals or groups by creating or exacerbating existing barriers. The Department of Technical Services has set targets to investigate further whether these barriers to services exist and, if so, to make reasonable adjustments to policies, practices or services to improve accessibility.

Key to implementing these objectives will be ensuring systems and measures are in place to monitor information within service areas on service-user, population and workforce profiles for gender, age, ethnicity, disability, religion/belief, and sexual orientation. Where these systems do not already exist they will be developed as part of the equality impact assessment review timetable (outlined at appendix 1)

Reporting arrangements for this Equality Action Plan

The Director of Technical Services holds responsibility for this Action Plan, against which progress will be reported to the directors' management team (DMT). Objectives, targets and progress are further scrutinised and approved by Members through the relevant Committee Service Plans. Progress against targets will therefore be reviewed twice a year by Committee. This process will ensure that equality targets are mainstreamed into both service delivery/review mechanisms and corporate management arrangements, and will ensure that appropriate resources have been allocated to achieving the aims of this action plan. Further scrutiny will be

provided by the equality group, where external challenge is provided by representatives from key local equality groups and public sector colleagues

This action plan will be published online on the Council's Equality webpage, and will be available with committee papers at public libraries and at the Runnymede Civic Centre reception. It will be reviewed and revised periodically by the equality group and DMT, and no later than March 2010

Departmental/Service Equality Objectives and Targets

This equality action plan states equality objectives and targets for improving access to services for all, irrespective of race, gender, disability, sexual orientation, religion/belief and age.

As part of the three-yearly cycle of service reviews, Equality Impact Assessments (EIAs) have been carried out for all key services and for any new policies developed in that time. These EIAs have been reviewed by the equality group, which has, where necessary, requested further information and/or proposed changes to the way the service is delivered to reduce any barriers to access. Where these changes require further action by the department, they have been translated into equality objectives, in consultation with the equality group. Completed objectives are recorded in Appendix 2

Departmental Equality Objectives

Each department is committed to contributing to the following corporate targets:

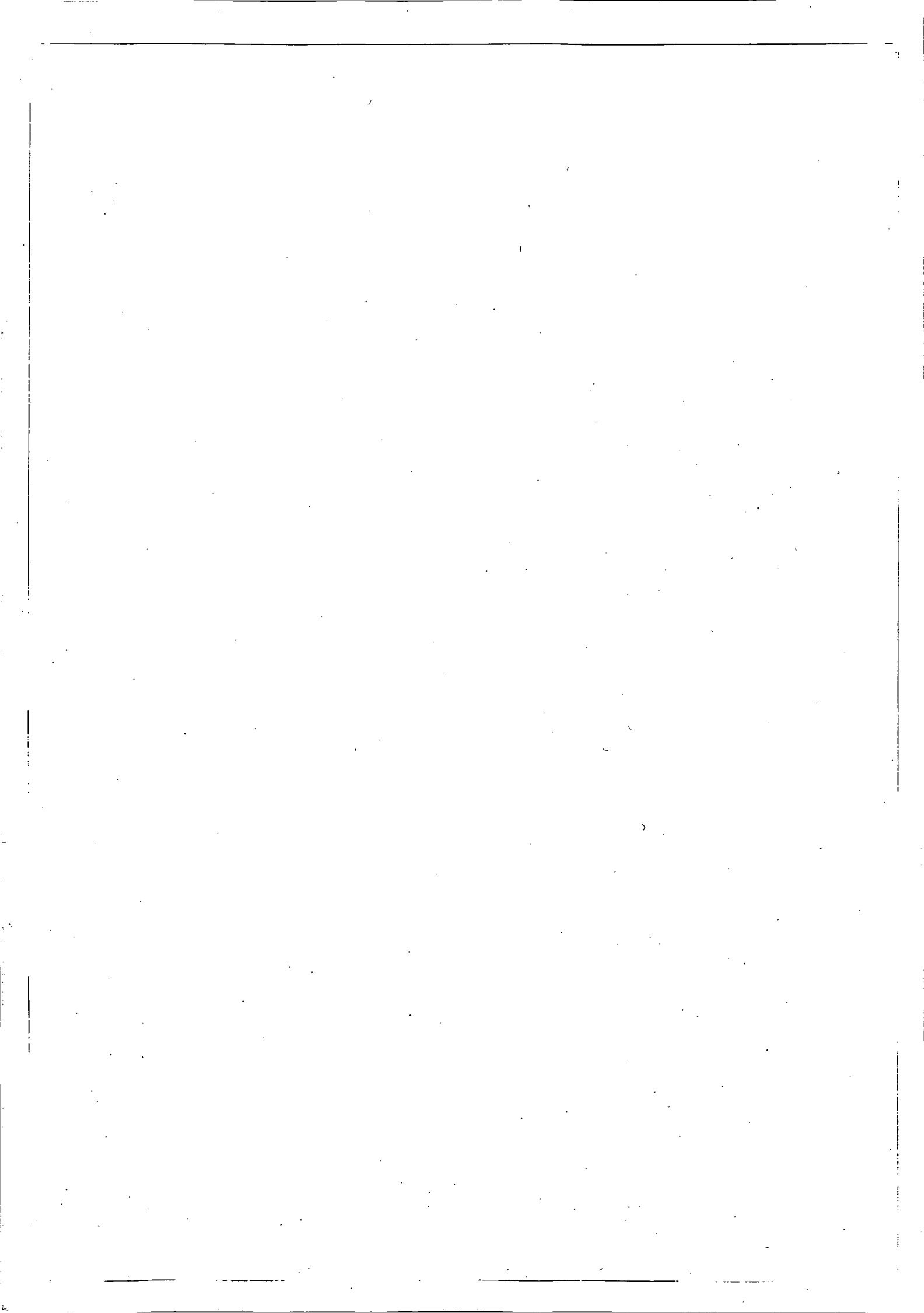
Equality Objective	Target	Outcome
Retain 'Achieving' status against Equality Framework for Local Government	October 2011	
Monitor ethnicity, disability and gender of service users	Annual	Services monitored: Safer Runnymede
Explore corporate mechanism for services to monitor religion/belief and sexual orientation	March 2009	Further work necessary to determine appropriate services. Review at EG/DMT
Complete Equality Impact Assessment whenever changes to services (new, enhanced or reduced) are being considered	As required	EIAs completed 2009/10: CDM Regulations The Broadway (Contract)
Percentage of Management Grades from black and minority ethnic communities	To be decided corporately	
Percentage of people from minority ethnic communities as a percentage of total workforce		
Percentage of Management Grades who are disabled		
Percentage of people with disabilities as a percentage of total workforce		
Percentage of Management Grades who are women		
Percentage of authority buildings open to the public in which all public areas are suitable for, and accessible to, disabled people (BV 156)		

Service Equality Objectives

Each section is committed to contributing to relevant targets below:

Source	Section	Equality Objective	Target	Comments	Complete
EIA 12/06	Safer Runnymede	Equality monitoring of complaints received	Annual (March)	No complaints received in year to date	
EIA 07/07 EIA 10/07	Equality Group/ Development Control	Identify common policies/forms issued by statutory services (Council Tax, Benefits) and seek translated documents from other local authorities	June 09	Ongoing	
EIA 10/07	Licensing	Undertake individual EIAs for Taxi, Alcohol and Gambling Licensing services, as there are different provisions and requirements for the different groups of people affected	March 10	Completion delayed until 1 July 2010	
EIA 01/09	Parking services	Engage with Joint Parking Group on need to consider equality issues when considering changes to parking restrictions	Annual (March)	As changes proposed	

If you have any comments on this action plan, please contact Dennis Speight on 01932 425710 or email dennis.speight@runnymede.gov.uk



FUNCTIONS FOR IMPACT ASSESSMENT

Once completed these impact assessments will be available on the Council's Equality webpage: www.runnymede.gov.uk/equalities

2009/10

- Local Development Framework (core strategy)
- Taxi licensing
- Licensing of premises

Completion of Core Strategy delayed
Delayed until July 2010
Delayed until July 2010

2010/11

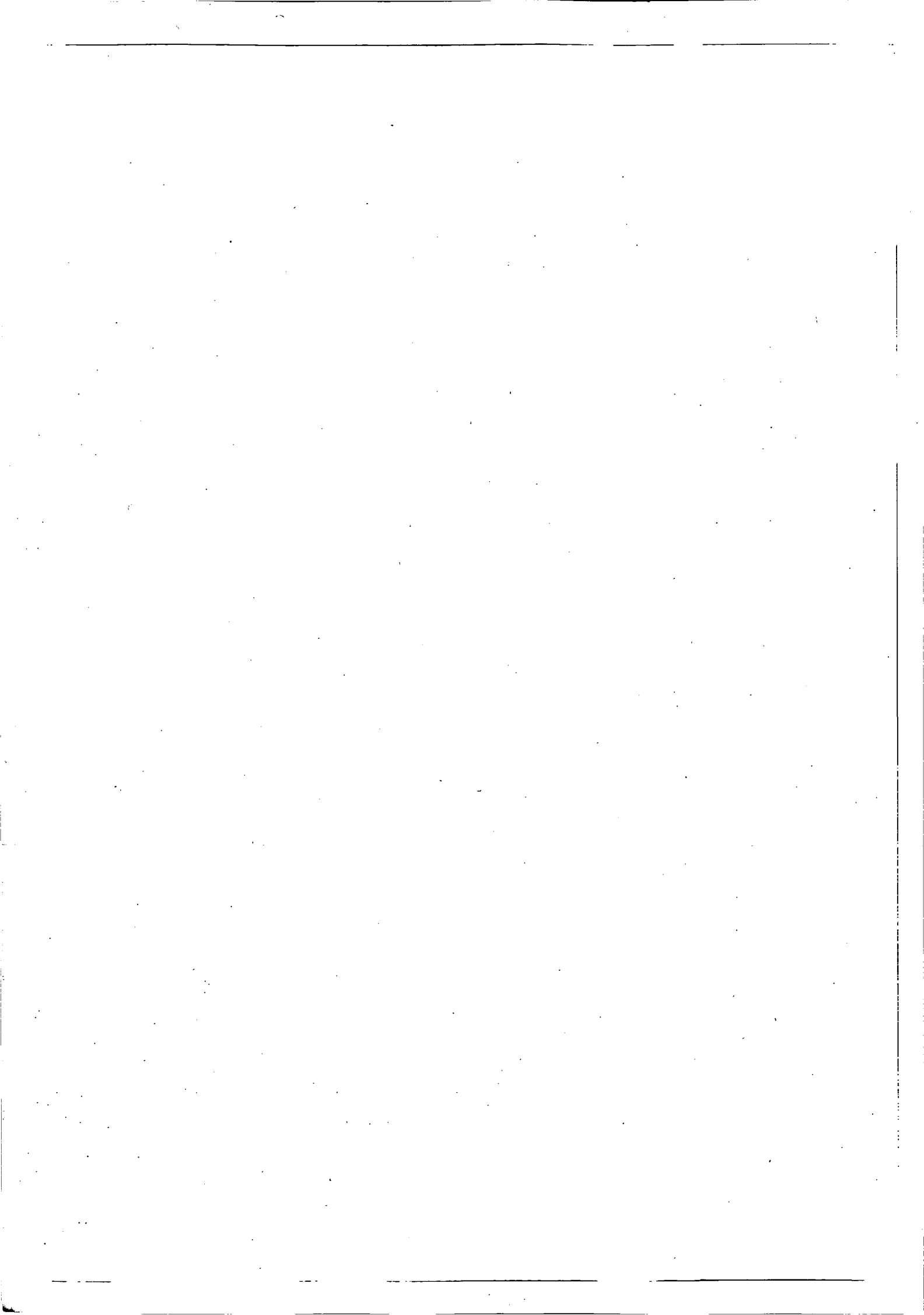
September – December 2010

- Building control
- Development control
- Refuse collection
- Inspection of food premises
- Planning enforcement
- Community Safety – CCTV

- (Review EIA from 2006/07)
- (Review EIA from 2006/07)
- (Review EIA from 2007/08)
- (Review EIA from 2005/06)
- (Review EIA from 2007/08)

2011/2012

- July-September 2011**
- Parking services



APPENDIX 2

COMPLETED EQUALITY OBJECTIVES

Source	Section	Equality Objective	Completed	Comments
EIA 10/07	Environmental Protection	Share with other services information held about minority groups through premises inspections – establish standard forms for all services	March 09	Targets to develop standard statutory forms
EIA 01/09	Parking services	Collate ticket cancellation data to identify whether there are problems with particular car parks or parking areas, and, if so, engage with disabled users	March 09	Cancellations are proportionate

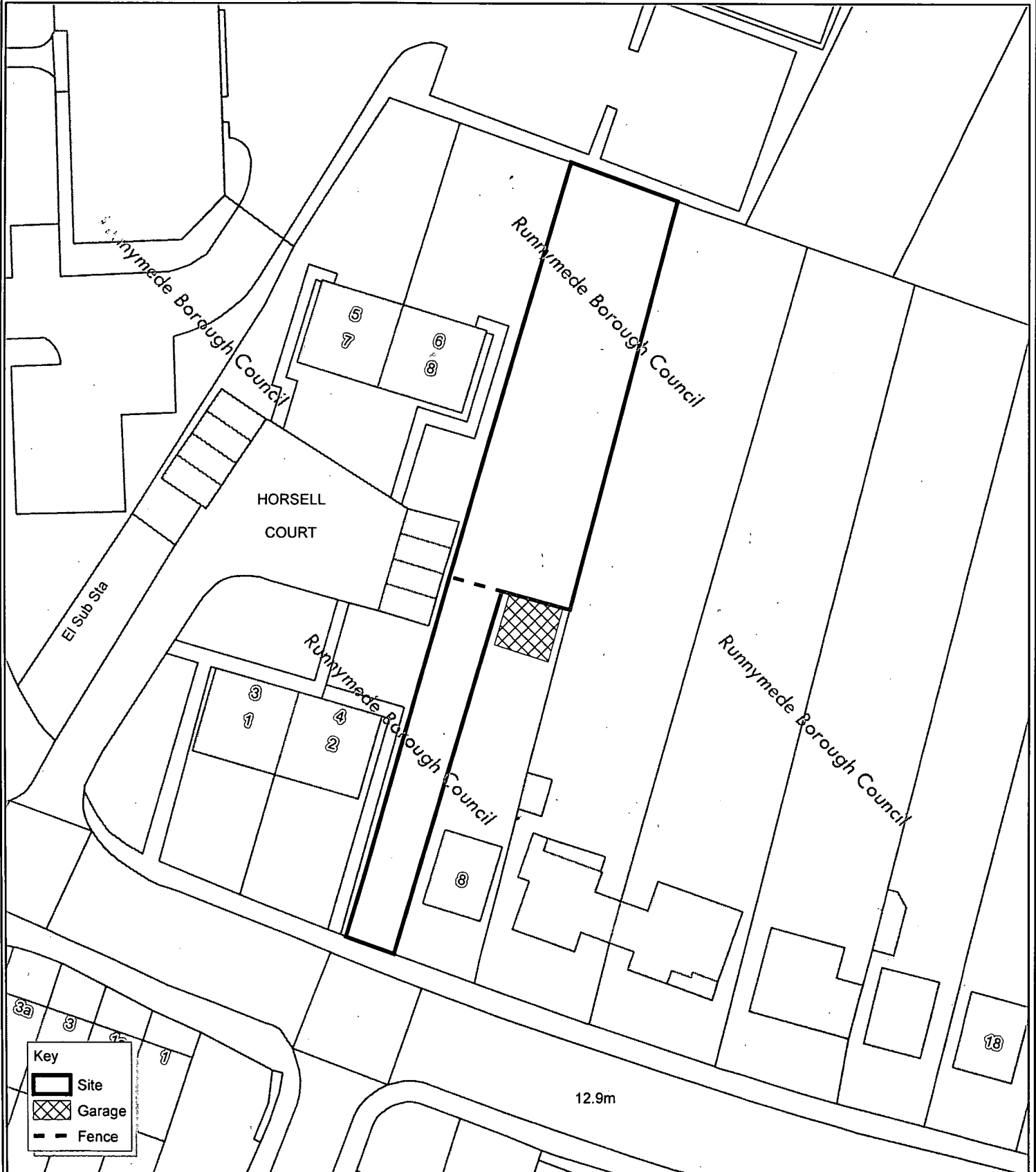


APPENDIX 'C'

Date: 01/06/2010

8 Stepgates, Chertsey

Scale: 1:500



DERA -Options briefing paper

Currently the Draft Core Strategy contains provisions to enable mixed use development of 2500 new homes and 65,000sqm of employment space at DERA and an annual housing requirement of 161 units per annum. The reason for inclusion in the plan has been to meet the provisions of the South East Plan (SEP). However with a change in government the SEP is likely to be abolished returning housing and planning decisions back to local authorities.

The Core Strategy is now being held back from its programmed publication in August (and the required committee and council approvals in July) until an agreed Council approach can be found. Once published the document forms the Council's version of the plan which it intends to submit to Government to be inspected at an examination in public. Therefore the uncertainty around Housing numbers, and particularly for Runnymede the allocation of the DERA site make it difficult to move forward on the same course without careful consideration of the options.

Three Options available to the Council

1. Proceed with Core Strategy (161 houses per annum) and include DERA and accept we are going to see development of this site regardless of what changes are made to the South East Plan. The site would become allocated for development, be removed from the greenbelt and a masterplan prepared in the form of Supplementary Planning Document.
2. Proceed with the Core Strategy (161 houses per annum) without DERA as indications are we can set out locally what we want to achieve in housing terms. This would leave DERA with its existing designation of a major developed site in the Greenbelt, with existing uses and a resolution to grant for employment generating development.
3. Do not publish the Core Strategy before the likely changes to Regional Spatial Strategies are clearer.

Option 1 Proceed with existing housing requirement and DERA as part of the Core Strategy

Benefits

- Housing figure has been consulted upon and not challenged (3220 new units between 2006-2026). Evidence suggests that this is achievable.
- Council continues to move forward with its Core Strategy to revised but agreed timetable

- Greater ability to seek council aspirations for the site (Affordable housing – student housing to support RHL – Secondary school provision in the West of the Borough)
- The decision to proceed becomes a local decision
- No work is wasted on this project
- Could use DERA to offset some of the Council's housing requirement so that there is less change to existing communities over the plan period

Risks

- Local opposition to the principle of development of the site becomes more valid if the SEP falls away, and will bring up the question as to whether the site is the most sustainable and whether it has been tested against alternatives. Therefore further testing and consultation would be needed.
- Pursuing the DERA site without further testing could undermine the Core Strategy's ability to be found sound at examination.

Option 2 – Proceed with a core strategy and the existing housing requirement but remove the DERA site

Benefits

- When the SEP falls away then the Council has an ability to determine its own destiny on this issue
- The Core Strategy as drafted is not contingent on the inclusion of the DERA site and the strategy would remain the same if it were removed
- Likely to be able to stick to a similar timeframe to that set out in the Local Development Scheme
- Key issue of objection to the Core Strategy would be removed.

Risks

- Can't predict what transitional arrangements will be when the SEP is revoked – so we could still be planning under a similar regime until such a time as a new planning system is instigated. This could have impacts on the examination in public and the ability for the strategy to be found sound
- Taking this approach may require the Council to take a step back in the process if transitional arrangements are announced that mean that the Council would need to continue to promote a large scale development at DERA.
- DERA site is likely to revert to a single use employment site
- Developer of DERA may challenge the decision

Option 3 – Do not publish the Core Strategy before the likely changes to Regional Spatial Strategies are clearer.

Benefits

- Enables the Council to give further consideration to the level of housing it wishes / needs to provide
- Clarity about approach so the Council is less likely to need to go back a stage
- Enables an answer as to why Runnymede BC are pursuing /or not pursuing large scale development at DERA
- Increases the ability for the Council to achieve a sound Core Strategy
- Enables breathing space to amend the Core Strategy of DERA is to be removed

Risks

- Clarity as to implications of the Local Government Bill may be some way off (Royal assent for the Localism and Decentralisation Bill not anticipated until summer 2011)
- As time moves on evidence and planning landscape may alter or need to be updated adding time and cost to Core Strategy Adoption
- Leaves both the Council and Developers in limbo and potential successful challenges through the appeal system
- Continues to leave the council with an out of date development plan



Appeal Decision

Site visit made on 11 May 2010

by David Brooks DipTP MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Tel: 0117 372 6372
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Decision date:
25 June 2010

Appeal Ref: APP/Q3630/A/09/2115246 15 Gorse Hill Lane, Virginia Water, Surrey, GU25 4AJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by Mr Roger Elliott against the decision of Runnymede Borough Council.
- The application Ref RU.09/0221, dated 28 February 2009, was approved on 15 May 2009 and planning permission was granted subject to conditions.
- The development permitted is described as 'retrospective amendments to approval RU.08/0082 (side and rear extensions, new roof with habitable accommodation) including alterations to the width of the rooflight windows, insertion of 4 no. solar roof panels and replacement of rear ground floor windows with doors, insertion of basement and increase in size of dormer roofs'.
- The conditions in dispute are Nos 4 and 5 which state that:
 4. The two velux windows in the northern elevation hereby permitted facing No.14 Gorse Hill Lane shall be permanently fixed shut (non-opening) and glazed in obscure glass of Pilkington Texture Glass Level 4 or above, or equivalent, details of which shall be submitted to and approved in writing by the Planning Authority within 1 month of the date of this permission in accordance with the agreed details. The approved glazing shall thereafter be so maintained and no variation to the approved plans or window fixing shall be made without the prior approval in writing of the Local Planning Authority.
 5. The WC window at ground floor on the southern elevation, ensuite window at ground floor in the northern elevation and ensuite windows at first floor in the southern and western elevations shall be obscurely glazed in perpetuity.
- The reasons given for the conditions are: (4) In the interests of the privacy and amenity of the adjacent residential property at no. 14 Gorse Hill Lane and (5) To avoid overlooking into the adjoining property and, in both cases, to comply with saved policy HO9 of The Runnymede Borough Local Plan April 2001.

Decision

1. I allow the appeal, and vary the planning permission Ref RU.09/0221 for retrospective amendments to approval RU.08/0082 (side and rear extensions, new roof with habitable accommodation) including alterations to the width of the rooflight windows, insertion of 4 no. solar roof panels and replacement of rear ground floor windows with doors, insertion of basement and increase in size of dormer roofs at 15 Gorse Hill Lane, Virginia Water, Surrey, GU25 4AJ granted on 15 May 2009 by Runnymede Borough Council, deleting conditions 4 and 5 and substituting for them, the following amended conditions:
 4. Within 3 months of the date of this decision the velux window lighting the landing in the northern elevation of the dwelling shall be fitted with obscured glazing and any part of both windows in the northern elevation of the dwelling that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

5. Within 3 months of the date of this decision the ensuite velux window in the western elevation of the dwelling shall be fitted with obscured glazing. The window shall be permanently retained in that condition thereafter.

Main issue

2. The main issue is the effect of the proposed development on the living conditions of the occupiers of adjoining dwellings, in particular, 14 Gorse Hill Lane, with regard to overlooking and privacy.

Reasons

Condition 4

3. The 2 velux windows in the roof of the northern elevation of the appeal dwelling have already been installed in a position and of a size as identified in the plans submitted with the planning application Ref RU.09/0221. Both windows are capable of being fully opened and whilst the velux window lighting the landing has clear glass, the velux window to the adjoining ensuite has been sand blasted.
4. When the velux window to the ensuite is open, there are clear views across the rear of 14 Gorse Hill Lane of a lounge window, a patio and the rear garden of the dwelling. Views from the velux window lighting the landing, both through the clear glass and when open, are restricted to the roof of the adjoining dwelling and, at an angle, the rear garden.
5. I consider that the position and size of both windows, and particularly the cill height, in relation to the adjoining dwelling would allow for the overlooking of the rear of that dwelling and its garden and as such cause harm to the living conditions of the occupiers due to a loss of privacy. In this regard, I consider there is justification to the Council's view that both windows should be non-opening.
6. I recognise the appellant's concerns regarding the need to be able to open the velux window in the ensuite to ensure ventilation but consider, as with many other bathrooms in modern dwellings, mechanical ventilation would provide an adequate solution. In addition, I do not consider the temporary removal of any permanent closure mechanism to allow the windows to be cleaned would be unacceptable.
7. In relation to the question of obscure glazing, condition 4 of the permission requires a level of obscure glazing to both velux windows to Pilkington Texture Glass Level 4 or above, *or equivalent*. It was evident to me, at my visit, that the sand blasting of the glass to the velux window of the ensuite had effectively rendered impossible any meaningful views through the glass in either direction. No detail, and only vague shapes and patterns, could be seen. I consider the treatment of this velux window therefore complies with the terms of the condition in this regard. I consider, however, this approach would also be appropriate for the velux window lighting the landing. Contrary to the appellant's view, I am not persuaded that obscure glazing would reduce the light received through the window to a significant extent.
8. In this context, I consider it is necessary, in the interests of the living conditions of the occupiers of the adjoining dwelling, 14 Gorse Hill Lane, to impose a condition requiring both velux windows to be made non-opening and for the landing window to be obscurely glazed. Without the imposition of such

a condition, I consider the development would be contrary to saved policy HO9 of the Runnymede Borough Local Plan 2001 (LP) which seeks to provide adequate privacy for existing properties.

Condition 5

9. At my visit, I was able to see that the WC window on the ground floor on the southern elevation and the ensuite window on the ground floor in the northern elevation had been glazed with patterned glass. I also noted that the WC window was small and looked out onto a boundary hedge and a side window of the adjoining dwelling, 16 Gorse Hill Lane, which was set at a lower level. In addition, the ensuite window on the ground floor in the northern elevation gave views of a boundary fence and the windowless side elevation of No 14 which has a ground floor at a higher level than that of the appeal dwelling. In both circumstances, in view of the outlook from both sets of windows, I consider the patterned glazing to be adequate in reducing overlooking of the adjoining dwellings to a level which would maintain the privacy of the occupiers.
10. Both the velux windows to the ensuite at first floor, in the southern and western elevations, have been installed with clear glass. The window in the southern elevation was relatively small and placed over a bath. It gave views over the roof of the adjoining dwelling and, at an oblique angle, over the rear garden and the road frontage. Due to its position over the bath, I consider no purpose would be served in requiring that it be obscurely glazed.
11. The velux window in the western roof slope was, however, larger and looked out onto the frontage of the appeal dwelling, the road and, although bounded by a substantial hedge, the dwelling and its garden opposite. As this window overlooks the public domain, I share the Council's view that there is an expectation of privacy in relation to WCs and bathrooms not just for neighbours and passers-by but also for the current and future occupiers of the appeal dwelling.
12. In this context, I do not consider it necessary to require that the velux window in the western elevation be non-opening but in the interests of privacy for both those outside the appeal dwelling and its present and future occupiers, I consider it necessary to impose a condition requiring the window to be obscurely glazed. Without the imposition of such a condition, I consider the development would be contrary to saved policy HO9 of the Runnymede Borough Local Plan 2001 (LP) which seeks to provide adequate privacy for the occupiers of both existing and proposed dwellings.

Conclusion

13. Overall, having regard to all other matters raised and for the reasons I have given, my conclusion is that the appeal should be allowed but only by varying the 2 conditions in respect of the need for obscure glazing to all the windows concerned. I have therefore varied the conditions in a manner consistent with Circular 11/95.

David Brooks

INSPECTOR

PLANNING APPLICATIONS DETERMINED BY

DIRECTOR OF TECHNICAL SERVICES

07 TO 25 JUNE 2010

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0315	Barclays Bank, 157 Station Road, Addlestone Erection of 2 No. internally illuminated individual letter signs and 2 No. internally illuminated projecting signs DECISION: GRANT
10/0316	123-125 Guildford Street, Chertsey Erection of fascia sign comprising internally illuminated individual letters and 1 No. internally illuminated projecting sign DECISION: REFUSE
10/0322	16-24 Bridge Road & land adj 26 Abbey Road, Chertsey Amendment to reserved matters approval RU.09/1088 to enlarge dwelling at Plot 12 by the erection of an attached single storey garage to the side and enlargement of ground floor living/dining room at rear DECISION: GRANT
10/0325	Land to the South West of White Hackle, Stonehill Crescent, Ottershaw Retrospective change of use of existing storage outbuilding and land from ancillary domestic storage to independent domestic storage Class B8 DECISION: REFUSE
10/0345	40 Manor Way, Egham Erection of two storey side/rear extension, single storey front and rear extensions, construction of two dormers to front and insertion of rooflight to side following demolition of existing garage DECISION: REFUSE
10/0347	6 Woodham Lane, New Haw Change of use of first floor office (B1) unit to residential (3) use. DECISION: GRANT
10/0349	60 Victoria Street, Englefield Green Removal of Condition 6 attached to planning permission RU.09/1047 to allow parking at the front of the proposed dwelling DECISION: GRANT
10/0351	34 Pinewood Grove, New Haw Conversion of existing garage into habitable accommodation and erection of a single storey front/side extension and rear conservatory DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0352 Hillview, Chertsey Meads, Chertsey
Alterations to roof incorporating increase in ridge height, insertion of two dormer windows and roof lights to allow habitable accommodation in roof space and change from hipped to gable end on single storey element to east elevation. (Additional plan received 9th June 2010)
DECISION: REFUSE
- 10/0355 8 Yew Trees, Village Road, Egham
30% crown reduction of 1 Sycamore tree and removal of all secondary growth (tree in Conservation Area)
DECISION: NO OBJECTION
- 10/0356 Southbeck, Ruxbury Road, Chertsey
Construction of a stable block comprising 6 stables, tack room and hay barn together with associated access and hardstanding for private use only
DECISION: REFUSE
- 10/0357 Southbeck, Ruxbury Road, Chertsey
Retention of sand school (ménage) (60m x 20m) for private purposes only
DECISION: REFUSE
- 10/0358 Stanways, 55 Laleham Reach, Chertsey
Renewal of planning permission RU.07/0232 for the erection of a single storey dwelling following demolition of the existing dwelling
DECISION: GRANT
- 10/0359 Southbeck, Ruxbury Road, Chertsey
Retention of existing storage building to house hay, bedding and paddock maintenance machinery
DECISION: REFUSE
- 10/0360 12 Danehurst Close, Egham
Erection of a two storey side extension incorporating a double garage following demolition of existing garage
DECISION: REFUSE
- 10/0367 187 New Haw Road, Addlestone
Erection of part single, part two storey side extension
DECISION: REFUSE
- 10/0369 Ellan Vannin, 2 Thorncroft, Englefield Green
Erection of a single storey side/front extension
DECISION: GRANT
- 10/0372 Calliedown, Green Road, Egham
Erection of replacement 1.9 metre high brick and metal railing fence and new entrance gates to front of property
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0375 79 Warwick Avenue, Thorpe
Erection of part two storey, part single storey side extension and single storey rear extension incorporating a lantern style rooflight and rooflights to both single storey elements
DECISION: GRANT
- 10/0376 2A Beechtree Avenue, Englefield Green
Erection of single storey side extension (Revised plans received 27th May 2010 to show a false pitched roof on the proposed extension)
DECISION: GRANT
- 10/0378 1 Moore Grove Crescent, Egham
Erection of single storey side and front extension incorporating an integral garage
DECISION: GRANT
- 10/0379 31 Hythefield Avenue, Egham
Proposed Lawful Development Certificate to establish whether planning permission is required for a loft conversion incorporating roof hip to gable, rear dormer and front rooflights
DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT
- 10/0380 26 Pooley Green Road, Egham
Construction of dormer windows to both side elevations to allow habitable accommodation in the roofspace
DECISION: REFUSE
- 10/0381 26 Copthall Way, New Haw
Erection of single storey rear/side extension linking detached garage to main dwelling
DECISION: GRANT
- 10/0382 Land at London Road, Sunningdale
Part 24 prior approval for siting and appearance of a 15m high dual user telecommunication telegraph pole (to replace existing 12.5m high pole) and one additional equipment cabinet
DECISION: APPROVAL OF PRIOR APPROVAL DETAILS
- 10/0383 67 Hummer Road, Egham
Alterations to fenestration of building to include addition of rooflights to both side elevations, alterations to existing windows on south eastern side elevation and alteration to fenestration on rear elevation
DECISION: GRANT
- 10/0384 Kingswood, Meadow Road, Virginia Water
Reserved matters pursuant to outline approval RU.08/1171 for the erection of a detached two storey dwelling following demolition of existing dwelling, staff accommodation/garage block and associated outbuildings
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0385 57 Grange Road, New Haw
Erection of part two storey, part single storey rear extension following demolition of existing single storey extension
DECISION: GRANT
- 10/0386 Egham Cricket Club, Vicarage Road, Egham
Installation of 2 bay cricket practice nets
DECISION: GRANT
- 10/0389 Holly Farm Cottage, Brox Lane, Ottershaw
Erection of a conservatory to the side of the property
DECISION: REFUSE
- 10/0394 Fuchsia Cottage, Trumps Green Close, Virginia Water
Erection of first floor side extension and conservatory to the rear
DECISION: GRANT
- 10/0395 6 Marina Close, Chertsey
Variation of Condition 5 of planning permission RU.09/0739 to clarify minimum internal height of window in south west elevation to be 1.5m above finished floor level
DECISION: GRANT
- 10/0396 Weyside Cottage, Woodham Park Way, Woodham
Conversion of existing bungalow into larger chalet style bungalow via replacement roof to enable accommodation at first floor level
DECISION: GRANT
- 10/0401 9 Holland Gardens, Egham
Erection of a two storey side and rear extension incorporating two rooflights in front elevation and a rear dormer and a single storey rear extension with a raised rooflight to allow habitable accommodation in the roofspace
DECISION: GRANT
- 10/0403 8 Old Road, Addlestone
Erection of a conservatory to rear of property (Revised plans received 21st May 2010)
DECISION: GRANT
- 10/0404 19 St Jude's Close, Englefield Green
Erection of a single storey side/rear extension and conversion of existing garage into habitable accommodation
DECISION: GRANT
- 10/0409 4 Beauforts, Englefield Green
25% crown reduction of 1 Sycamore tree to the rear of the dwelling protected by Tree Preservation Order No. 3C
DECISION: GRANT

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0410	8 Hillcrest Avenue, Chertsey Erection of a conservatory to rear of property DECISION: GRANT
10/0411	Culpeper, Spring Wood, Virginia Water Proposed Lawfulness Development Certificate to establish whether planning permission is required for the erection of a single storey rear extension and a front porch DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT
10/0417	123-125 Guildford Street, Chertsey Listed Building Consent for the installation of one internally illuminated individual letters sign and one internally illuminated projecting sign DECISION: REFUSE
10/0420	36 Holly Avenue, New Haw Erection of first floor side/rear extension DECISION: REFUSE
10/0423	Centrum House, 36 Station Road, Egham Advertisement consent for the installation of a replacement non-illuminated company logo above front entrance door DECISION: GRANT
10/0425	2 Hamilton Close, Chertsey Erection of two storey side extension and first floor front extension DECISION: GRANT
10/0427	6 Braywood Avenue, Egham Erection of two storey rear extension DECISION: GRANT
10/0434	14 Boshers Gardens, Egham Erection of 1.8 metre boundary wall on north eastern boundary of the site to enclose existing open land DECISION: GRANT
10/0454	11 Hamhaugh Island, Shepperton Consultation by Spelthorne Council for the erection of a replacement dwelling following demolition of existing dwelling DECISION: NO OBJECTION
10/0462	15 Marley Close, Addlestone Erection of conservatory to rear of property DECISION: REFUSE
10/0497	Royal Holloway University of London, Egham Hill, Egham Removal of one conifer tree covered by Tree Preservation Order 172 DECISION: GRANT

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0361	32 St David's Drive, Englefield Green Erection of a single storey side and rear extension incorporating a lantern style rooflight to side element following demolition of existing conservatory DECISION: GRANT
10/0363	70 Station Road, Addlestone Change of use from Class A1 (Retail) to a mixed Class A3 (Restaurant and Café) and Class A5 (Hot Food Takeaway) DECISION: GRANT
10/0373	95 St Jude's Road, Englefield Green Erection of part two storey, part single storey rear extension and detached outbuilding comprising a games and shower room (Amended drawings reducing single storey part of extension to 4.4m from 5.8m as originally proposed) DECISION: GRANT
10/0395	6 Marina Close, Chertsey Variation of Condition 5 of planning permission RU.09/0739 to clarify minimum internal height of window in south west elevation to be 1.5m above finished floor level DECISION: GRANT
10/0397	5 Heathervale Road, New Haw Erection of a single storey side extension following demolition of existing garage, alterations to roof and construction of two dormer windows to rear to allow habitable accommodation in roofspace DECISION: GRANT
10/0415	Land adj 93 Simplemarsh Road, Addlestone Erection of two storey 4 bedroom detached dwelling with integral garage and new access from Simplemarsh Road DECISION: GRANT