

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 15 September 2010 at 7.30pm

A D D E N D U M

A G E N D A I T E M S

1. Page 26 Appendix E Royal Holloway University of London Student Accommodation Issues Paper

Move this to the main agenda as Item 5a - to be considered as an Information Item.

The Housing Minister has announced on 7 September 2010 that he will introduce new regulations on 1 October 2010 that allows a permitted change from a family house to a House in Multiple Occupation (HMO's) (accommodating up to 6 residents living together as a single household). The Minister has further indicated that Authorities with large clusters of HMO's may wish to consider using an Article 4 to control HMO development.

P L A N N I N G A P P L I C A T I O N S

1. Page 1 61-71 Egham Hill, Egham - RU.10/0317

Attached below is a response received from Surrey County Highways, providing a background explanation of what Controlled Parking Zones (CPZs) are and how it is envisaged that the monies might be employed. A decision on the use of CPZs is not required.

“Controlled parking zones (CPZs) are areas where all on-street parking is controlled. This helps keep roads free from dangerous parking and gives priority to residents and local businesses, who must display a parking permit or voucher.

Designated parking bays are shown by white road markings and the remainder of the kerbside is subject to parking restrictions.

There are signs at the entry roads to all CPZs stating the hours during which the controls and yellow line restrictions are operational. Visitors parking in the bays during these hours must use the pay and display machines as the controlled parking zones are monitored by traffic wardens.

In January 2010 SCC instructed Jacobs Consultants to carry out a survey of named roads within the central area of Englefield Green village with a view to determining the current usage of on-street parking space. The project brief also included an assessment of on-street parking relative to vehicular capacity, taking account of road safety and environmental considerations. The report concluded that there was no practical or commercial reason to increase on-street limited waiting times unless residents themselves are being inconvenienced through being unable to park local to their homes. If this were to be the case, consideration could be given to introducing on-street Pay and Display parking alongside a permit parking scheme for residents.

It is important to note that the survey and subsequent report considers only current usage as observed on street and does not take account of residents' views or the potential impact of an additional 130 students.

The financial contribution could be used to carry out further survey work in Englefield Green and/or Egham to include a public consultation. If it were then considered appropriate the remaining funds would be used towards the scheme's implementation. If neither scheme is implemented any remaining funds would be used for an alternative highway scheme within the vicinity of the site. The developer has agreed to this approach.

(Comment: The proposed Section 106 would indicate that this use of funds would need to be agreed by the Local Area Committee and the LPA.

The student accommodation is ideally located with its proximity to the University and town centre and as a result there should not be a need to own a car on site. If on site parking is provided for students, it is only likely to encourage greater car use contrary to PPG13 objectives and increase congestion on the existing road network. However, SCC have requested that some level of parking be provided on site to ensure the safe arrival and departure of students at the beginning and end of term as there was concern that parents/taxis are likely to be dropping off students at the same time causing queuing or delays on the A30, part of the strategic road network. The visitor parking should help to alleviate this, combined with the Travel Statements commitment to issue students with specific arrival times and parking slots."

2. Page 42

27 Englehurst, Englefield Green - RU.10/0418

Para 3:

Add to application:

The applicants have submitted a statement in support of their application since they are unable to attend the Committee in person. They raise the following points:

1. They are not professional landlords. They bought the property so that their daughter would have somewhere decent to live during her remaining time as a student which she could share with two friends; and as an investment.
 2. They do not seek to maximise occupancy levels by making structural changes. Occupancy levels could be the same or higher if the property were let to a family and parking levels could be much the same.
 3. They chose the house because it is in a pleasant and safe neighbourhood and they would not allow their ownership of the property to contribute to a deterioration of that neighbourhood.
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3. Page 54

41 Lynwood Drive, Egham - RU.10/0408

Consultation:

4 further letters of objection received. The main points raised in these letters are summarised as follows:

- Reiteration of points already noted in section 4.1 of the agenda, specifically concerns regarding increased students numbers on the road leading to further parking problems.
 - Students in the area cause general disruption for residents including noise and disturbance (especially during the night) and social problems.
 - No. 41 has previously created problems with the Police and RHUL with loud parties, drugs and large groups gathering outside the property, which shows no consideration for residents.
 - The owner of No. 41 should automatically join the accreditation scheme of RHUL so the property can be monitored.
 - Building materials and skips during construction works would cause great disruption as No. 41 does not have its own shared drive or parking facilities in front of the property.
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4. Page 62 **11 Osborne Road, Egham - RU.10/0362**

Consultations:

Para 4.1: Two additional letters of objection have been received which state that:

- The property is currently being advertised as a 9 bedroom rental house for students' use.

(Officers' Comment

If the Committee decide to refuse this application this allegation will be investigated and pursued with the applicant.)

- Since the application has been submitted noise levels have increased particularly with people smoking in the garden.
 - The noise is disturbing the sleep of a young child in a neighbouring property.
 - Like to keep Osborne Road as a quiet residential road.
 - No improvement to the over increasing overflow of rubbish bins on the footpath outside the property.
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5. Page 42 **292 Woodham Lane, New Haw - RU.10/0702**

Consultations:

Para 4.1: One additional letter has been received from a fast food outlet in the parade stating that:

- another restaurant in New Haw is not needed;
- if granted this would place additional suffering on existing businesses and income;
- litter and mess will increase;
- a late night licence will increase youths loitering around in the area.

(Officers' Comment

These objections repeat the objections already set out in the report and the same responses apply. The proposal is for a café that would be open until 5.00 p.m. Consequently there is no proposed night time operation.)
