Runnymede Borough Council

PLANNING COMMITTEE

30 May, 2018 at 7.30pm

Members of the Committee present

Councillors  Mrs G M Kingerley (Chairman), D W Parr (Vice – Chairman), D E Anderson-Bassey, J Broadhead, D A Cotty, R J Edis, Mrs E Gill, Mrs L M Gillham, M T Kusneraitis, Mrs Y P Lay, M Maddox, Ms A Shepperdson, P Snow and M Willingale.

Members of the Committee absent:

Councillor Mrs C S S Manduca

Councillors  Ms C Simmons and Miss J K Sohi also attended.

46 FIRE PRECAUTIONS

The Chairman read out the Fire Precautions.

47 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive of its wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

<table>
<thead>
<tr>
<th>Group</th>
<th>Remove from membership</th>
<th>Appoint instead</th>
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<tbody>
<tr>
<td>Runnymede Independent Residents’</td>
<td>Cllr Knight</td>
<td>Cllr Mrs Gillham</td>
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The Chief Executive had given effect to this request in accordance with section 16(2) of the Local Government and Housing Act 1989.

48 MINUTES

The Minutes of the meeting of the Committee held on 9 May 2018 were confirmed and signed as a correct record.

49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs Manduca.

50 DECLARATIONS OF INTEREST

Councillor Snow declared a non pecuniary interest in planning application RU 18/0220 as he had previously expressed an interest in purchasing the site. Councillor Snow withdrew from the room while the application was determined.

Councillor Miss J K Sohi declared a disclosable pecuniary interest in the Local Plan Update for land ownership reasons and withdrew from the room while the item was considered.
LOCAL PLAN PROGRESS UPDATE

The latest position on progress on the Local Plan was noted.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. Objectors and agents/applicants addressed the Committee on applications as specified below.

RESOLVED that –

the following applications be determined as indicated: -

<table>
<thead>
<tr>
<th>APP NO</th>
<th>LOCATION, PROPOSAL AND DECISION</th>
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<tbody>
<tr>
<td>RU 18/0055</td>
<td>New Haw Lodge, Wey Manor Road, New Haw</td>
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<tr>
<td></td>
<td>Erection of part single, part two storey side extension and loft conversion with velux window on main roof and construction of new porch (amended plans received 20.4.18).</td>
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<td>Some Members commented on the design of the proposed development and a Motion was moved and seconded that the application be deferred to allow the applicant to improve the design. The Motion was put to the vote and lost.</td>
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<td>Other Members were supportive of the application and considered that it would have an acceptable appearance in the streetscene and would not harm the character of the area.</td>
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<td>DECISION: GRANT permission subject to conditions (including amended condition 2 as per addendum), reasons and informative listed on agenda.</td>
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<td>(Ms Ferris, an objector, addressed the Committee on the above application. The applicant had not indicated a wish to exercise a right of reply)</td>
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<tr>
<td>RU 18/0120</td>
<td>Heriot House, 88-90 Guildford Street, Chertsey</td>
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<td></td>
<td>Removal of condition 5 of planning permission RU 17/0093 (retrospective application for the conversion of the first and second floors to provide 15 flats including the erection of a new staircase, increase in ridge height, insertion of 3 dormer windows in the front elevation, increase in height of the rear elevation and provision of a crown roof including the insertion of 6 rooflights in the rear elevation (amendment to RU 12/0382) to remove the restriction on use of the caretaker’s store.</td>
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Some concern was raised by Members on the proposed removal of the condition and the potential future conversion of the caretaker’s store to an independent residential unit.

Officers reassured Members that they had reviewed the approved plans and confirmed that the internal floor area within the store room would not meet minimum floor space requirements, as set out in national guidance and would not be large enough for a person to live in independently. The internal space standards were being incorporated into the new Local Plan and although not yet adopted as local policy, any future application for conversion of the unit to separate residential use would be determined against this standard and would be likely to fail.

In response to this advice, the Committee agreed the removal of condition 5 subject to imposition of a new condition restricting the use of the caretaker’s store to use incidental to the enjoyment of a flat, or flats of the application site, as such, and in particular not to be used for any independent purpose including as an independent dwelling so as to preserve the privacy and amenity of existing occupiers in accordance with Saved Policy HO9 of the Local Plan and guidance of good design in the NPPF.

DECISION:
GRANT removal of Condition 5 subject to its replacement with a new additional condition stating that the caretaker’s store shall not be used other than for a purpose incidental to the enjoyment of a flat, or flats of the application site, as such; and in particular shall not be used for any independent purpose including as an independent dwelling.

RU 18/0189
Land at Cottage Close, Ottershaw
Erection of one detached two storey dwelling and formation of new access from Cottage Close, landscaping and parking to serve new dwelling and an off road parking space to serve No.32 Chobham Road (Amended application description and amended location description for clarification purposes only)

Some comment was made by Members on parking provision and the limited space for vehicular access /egress to the site and turning therein. However the Committee was informed that the Highway Authority had raised no concerns on highway safety issues. Many Members commented on the pleasing appearance of the dwelling.

DECISION: GRANT permission subject to conditions, reasons and informative listed on agenda.

(Miss Hinxman, an objector, and Mr Ebdon, for the applicant, addressed the Committee on the above application)
RU 18/0220  Sayes House, Sayes Court Farm Drive, Addlestone

The demolition of the existing dwelling and erection of a 2.5 storey residential building comprising 8 no flats with associated access, parking and landscaping.

*The Committee noted Officer advice that a Flood Risk Assessment was not required for development in Flood Zone 1 and was supportive of the proposed development.*

*Members were pleased that the applicant had addressed concerns expressed on a previous application for development of the site and that the proposed development was compliant with Local Plan policies and NPPF.*

**DECISION: GRANT permission subject to conditions, reasons and informative listed on agenda.**

(Professor Sines, an objector, and Mr Edwards, the applicant’s agent, addressed the Committee on the above application)

RU 18/0294  3 Hollycombe, Englefield Green

Erection of part two storey, part single storey side and rear extensions, together with detached double garage following demolition of existing double garage (revised plans received 4.4.18, relocation of detached garage to the rear and reduced side extension)

*The Committee was pleased with the amendments to design made by the applicant following deferral of the application at the last meeting of the Committee and considered that the amended proposal respected the design and appearance of the existing dwelling and was harmonious with other dwellings in Hollycombe. The Committee thanked Officers and the applicant for their work on this amended application.*

**DECISION: GRANT permission subject to conditions (amended condition 2 as per addendum), reasons and informative listed on agenda.**

RU 18/0420  12 Victoria Street, Englefield Green

Demolition of existing two-storey maisonettes (12C and 12D) and erection of two-storey extension forming student accommodation (two communal flats); change of use of existing Flat 12B and extension to existing convenience store to form a single unit in Use Class A1; and creation of dental surgery (Use Class D1) and a one bed flat (amended plans received 9.5.18)
Both Councillors Kusneraitis and Miss Sohi, declared that the applicant and tenant were known to them, but did not socialise or have any business interest with either party and on that basis they had come to the meeting with an open mind on the application and had not pre- determined the matter.

Some Members commented over loss of the ‘Village Pizza’, parking issues, lack of need for more dentists, and further student accommodation in the area. Other Members considered that the application represented an effective use of urban land, parking standards were met and that it was a well thought out scheme.

DECISION: GRANT permission subject to conditions, reasons and information listed on agenda and additional condition as per addendum.

53 LOCAL PLAN MEMBER WORKING GROUP

The Committee considered the arrangements for this Committee's Local Plan Member Working Group for the 2018/19 Municipal Year.

The Terms of Reference of the Group was to undertake detailed scrutiny of issues and policies relating to the Local Plan. The Working Group had considered a large volume of material over recent years and Officers had found its contribution helpful in formulating policies and related documents. The Working Group would also consider any specific issues raised by Members.

The size of the Group had been increased to include a seat for the newly elected Residents’ Associations of Runnymede (RAR) group. The Runnymede Independent Residents’ Group was unhappy with the proportional split on the Group, although understood that Working Groups were not subject to the same statutory political balance rules which applied to Committees.

The Committee wished the Members Working Group to continue and made the appointments set out in (iii) below.

RESOLVED that –

i) the Local Plan Member Working Group continue in the 2018/19 Municipal Year;

ii) the Group’s Terms of Reference as set out in the preamble to this resolution be approved; and

iii) Councillors Mrs Gill, Mrs Kingerley, Mrs Manduca, Parr, Ms Shepperdson, Willingale, Mrs Warner (representative from Environment and Sustainability Committee) and Ms Simmons (representative from Housing Committee) be appointed to the Group, with the Chairman to be appointed at its first meeting in the Municipal Year.

54 PLANNING ENFORCEMENT MEMBER WORKING GROUP

The Committee considered the arrangements for this Committee’s Planning Enforcement Member Working Group for the 2018/19 Municipal Year.
The current Terms of Reference for the Group was to undertake a review of the Planning Enforcement Charter to include, but not limited to the receipt of requests for investigation, the prioritisation of requests for investigations and the reporting of investigation outcomes to Members. The Working Group would not consider individual enforcement cases.

The size of the Group had been increased to include a seat for the newly elected Residents’ Associations of Runnymede (RAR) Group.

The Committee wished the Members Working Group to continue and made the appointments set out in (iii) below. The Working Group would elect a Chairman at its first meeting in the Municipal year.

RESOLVED that -

i) the Planning Enforcement Member Working Group continue in the 2018/19 Municipal Year;

ii) the Group’s Terms of Reference as set out in the preamble to this resolution be approved; and

iii) Councillors Cotty, Mrs Gill, Mrs Kingerley, Mrs Lay, Parr, Ms Shepperdson and Willingale be appointed to the Group, with the Chairman to be appointed at its first meeting.

(The meeting ended at 10.03 pm)

Chairman