

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 25th October 2023 at 6.30 pm

A D D E N D U M

Item 5a: RU.23/1066: Weybridge Business Park

Update recommendation as summarised in section 1 of the Committee Report and set out in full in section 11 to the following:

A. The HoP be authorised to grant planning permission subject to ~~Active Travel England not raising any unresolved objections to the development and the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended)~~ and conditions as recommended in section 11 of this report...

- Active Travel England have responded and not provided any specific comments but instead referred to their Standing Advice Note dated October 2023. The standing advice is based on the provisions of the NPPF and seeks to encourage travel plans, a transport statement and encouragement to use public transport, active travel (including cycle facilities) and highway safety. It is considered that all these matters have been considered in the Committee Report and align with the requirements already contained in Local Plan policies. For the avoidance of doubt highway safety (which includes all highway users, including pedestrians and cyclist) is considered in paras 7.5.8- 7.5.10 and sustainable travel is considered in paras 7.5.14- 7.5.19 of the Committee Report.

Late consultation response

A late response has been received from the National Trust; this can be summarised as follows:

The scheme design represents a significant improvement over the proposals for which planning permission was refused under reference RU.22/0776. In particular, the layout, massing and design of the units alongside the Wey Navigation would be more in keeping with the character and appearance of the Wey Navigation Conservation Area than the previous scheme.

If approved the following issues should be addressed by way of conditions; Lighting (should be kept to a minimum); Trees (existing trees should be retained and additional tree and shrub planting provided and maintained to bolster the screening between the development and the Navigation); External appearance (use of recessive colours to reduce the visual and landscape impact of the buildings as shown in the illustrations submitted); Hours of construction (in the interest of the amenity of the occupiers of the Navigation).

Officers' comments on response from National Trust:

- An ecological light sensitivity plan has been submitted as part of this planning application which shows minimal to no light overspill to the Wey Navigation. Surrey Wildlife Trust in their role as the Council's ecological advisors have advised this is acceptable. Compliance will be secured through condition 6 (Landscape and Ecological Management Plan).
- Matters pertaining to trees have been set out in para 7.2.10- 7.2.13 of the Committee Report. A total of 44 new trees are proposed as part of the landscaping strategy which includes strengthening

the existing retained planting along the eastern boundary with the Wey Navigation. This is secured by way of condition 9 (landscaping).

- Materials will be secured by way of condition 8 (materials) and will be expected to be aligned with those submitted as part of the planning application.
- Hours of construction noise audible from a site boundary are dealt with under separate Environmental Health legislation.

Other points of clarification

- The Committee Report states the site is adjacent to the Green Belt, it should be noted that part of the red line of the site boundary for this planning application (to the north and east of plot 2) is in the Green Belt. However, no development is proposed in the Green Belt. An assessment of whether the proposal is appropriate development in the Green Belt is therefore not required.
- For the avoidance of doubt and as set out in the conclusions section of the Committee Report (see section 10) the proposal is considered in the opinion of officers, subject to the proposed mitigation, including the S106, to overcome the amenity concerns relating to potential for noise and disturbance that were set out in reason for refusal 2 for refused planning application RU.22/0776.

Additional neighbour letters

Since the publication of the Committee Report the following representations have been received:

x1 letters of support has now been received from the Surrey Chamber of Commerce
 x6 letters of objection have been received from individual addresses. These letters of objection do not raise any further issues which have not already been set out in the Committee Report. These representations include the detailed objections from the local resident’s group, for the avoidance of doubt concerns raised are addressed as follows:

Objection	Where this addressed in the Officers reports
Site Allocation Change of Use, Noise & Light Pollution	Residents have done an assessment of other surrounding business operations and highlighted that they are not open to the public 24 hours a day. Irrespective of what hours businesses may choose to be open to the public it remains that most of the units within the trading estate do not have any planning conditions which restrict their opening hours. The officer assessment considers the worst-case scenario to ensure suitable mitigation is in place and addressed in para 7.2.16-7.2.23 of the Committee Report.
Pollution Noise	Para 7.2.16- 7.2.23 of the Committee Report deals with these matters. This includes that the applicant will enter into an operational and delivery service management plan. This will include monitoring noise levels.
Pollution Air Quality	See para 7.10.2 consideration has been given to potential impact on air quality
Pollution Light	A lighting overspill plan has been submitted in support of this planning application. This shows any artificial light overspill proposed as part of this planning application. This shows artificial lighting will be directed into the site with limited to no

	overspill. As set out in para 7.8.4 in the Committee Report an ecological lighting assessment has been submitted which shows limited to no lighting overspill to the adjoining waterbodies and the Council's Ecologist have agreed with this assessment.
Negative Impact on Townscape and Overshadowing	The officer assessment on proposed design and townscape is set out in para 7.2.1 – 7.2.15 of the Committee Report. Overshadowing has been considered in section 7.9 of the Committee Report.
Negative Impact on Heritage Asset	This is assessed in section 7.4 of the Committee Report.
Inadequate Assessment and Mitigation of Transport Impact of the Development	See section 7.5 of the Committee Report.
Economic Need Assessment	See para 7.10.5

Item 5B: RU.23/0357- 2&2A Guildford Road, Chertsey

Amendments to conditions

27. Affordable Housing

Delete – Not necessary or relevant

29. Sustainable Construction and Demolition – insert title

The development hereby approved shall incorporate the sustainable construction and demolition techniques as set out in the Energy Statement dated 19/08/21.

Reason: To provide a sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Item 5c: RU.23/0833- Crown House, High Street, Egham

Additional consultation response

RBC Heritage Consultant- the amended proposal is still considered to preserve the character and appearance of Egham Town Centre Conversation Area. No objection subject to conditions requiring details of materials and landscaping to be submitted and approved.

Amendment to Condition 3

External Materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations (including wall and roof materials, lintels, fascias, and rainwater goods, including finish colour) shall be submitted to

and approved by the Local Planning Authority and no variations in such materials when approved.

Details shall also include a schedule of drawings that show details of proposed windows, rooflights and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority.

Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure high quality design and no harm to the Egham Conservation Area or Listed Buildings and to comply with Policy EE1, EE4 and EE5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Item 5d: RU.23/0568- Lilypond Farm, Longcross Road, Chertsey

Additional conditions

Site Waste Management Plan

Prior to the commencement of any development (including demolition), a Site Waste Management Plan for the demolition and excavation spoil shall be submitted to and approved in writing by the Local Planning Authority. All waste material must be recycled or disposed of in accordance with the Site Waste Management Plan thereby approved.

Reason: To achieve sustainable development and to comply with Policies SD7 and EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

Additional Informative

The applicant is advised that should it be proposed for waste material to be used elsewhere on site, this may constitute an engineering operation requiring planning permission and that a separate application would be required for this.

Correction of paragraph 7.13

It is set out in the table within paragraph 7.13 of the Officer Report and on page 108 of the agenda that an area of 200sqm is being removed from the site. This is not correct, and the existing building to be removed has a footprint of 170sqm. Notwithstanding, it is still correct that the proposed buildings, taking into account the removal of this existing building, have a lesser footprint than the three buildings that could otherwise be implemented under the 1992 permission. The Section 106 agreement which prevents the buildings approved under the 1992 permission from being built should the proposed development be implemented (and vice versa) has also now been completed.