

# Planning Committee

**Wednesday 4 March 2020 at 7.30pm**

**Council Chamber  
Runnymede Civic Centre, Addlestone**

## Members of the Committee

Councillors: M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman), J Broadhead, I Chaudhri, M Cressey, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi, S Whyte and J Wilson.

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee, but may speak only with the permission of the Chairman of the committee, if they are not a member of this Committee.

## 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, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: [bernard.fleckney@runnymede.gov.uk](mailto: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](http://www.runnymede.gov.uk).
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should contact the Planning Business Centre. **(Tel Direct Line: 01932 425131)** or email [publicspeaking@runnymede.gov.uk](mailto:publicspeaking@runnymede.gov.uk)

- 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.
- 6) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings**

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

Filming should be limited to the formal meeting area and not extend to those in the public seating area.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

## **LIST OF MATTERS FOR CONSIDERATION**

### **PART I**

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

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<b>APPLICATION NUMBER</b>	<b>LOCATION</b>	<b>Page</b>
<b>RU.19/1696</b>	<b>176 Station Road, Addlestone</b>	<b>13</b>
<b>Ru.19/1717</b>	<b>The Sun Public House, Wick Lane, Englefield Green</b>	<b>19</b>
<b>RU.19/1836</b>	<b>4 Chieftain Road, Longcross</b>	<b>26</b>
<b>RU.19/1851</b>	<b>Longcross Studios, Chobham Lane, Virginia Water</b>	<b>31</b>
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**PLEASE BE AWARE THAT THE PLANS PROVIDED WITHIN THIS AGENDA ARE FOR LOCATIONAL PURPOSES ONLY AND MAY NOT SHOW RECENT EXTENSIONS AND ALTERATIONS THAT HAVE NOT YET BEEN RECORDED BY THE ORDNANCE SURVEY**

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### **PART II**

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

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

## GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIL	Community Infrastructure Levy – A national levy on development which will replace contributions under 'Planning Obligations' in the future
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
DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
Design and Access Statement	A Design and Access 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 Local Plan, Minerals and Waste Plans
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')
LBC	Listed Building Consent
LDS	Local Development Scheme - sets out the programme and timetable for preparing the new Local Plan
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
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	The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
NPPF	National Planning Policy Framework. This is Policy, hosted on a dedicated website, issued by the Secretary of State detailing national planning policy within existing legislation
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
PINS	Planning Inspectorate
POS	Public Open Space
PPG	National Planning Practice Guidance. This is guidance, hosted on a dedicated website, issued by the Secretary of State detailing national

TERM	EXPLANATION
	planning practice and guidance within existing legislation. Also known as NPPG <i>National</i> Planning Practice Guidance
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
SAMM	Strategic Access Management and Monitoring
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
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
SEP	The South East Plan. The largely repealed Regional Spatial Strategy for the South East. All policies in this Plan were repealed in March 2013 with the exception of NRM6 which dealt with the Thames Basin Heath SPA
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
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. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
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

Further definitions can be found in Annex 2 of the NPPF

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 12 February 2020 as a correct record (Appendix 'A')

**(To resolve)**

**Background Papers**

None

Runnymede Borough Council

PLANNING COMMITTEE

12 February 2020 at 7.30pm

Members of the  
Committee present

Councillors M Willingale (Chairman), D Anderson-Bassey,  
J Broadhead, M Cressey, R Edis, E Gill, C Howorth,  
R King, M T Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi,  
S Whyte

Members of the Committee absent: Councillor I Chaudhri

Councillor D Whyte also attended

FIRE PRECAUTIONS

Councillor Anderson-Bassey 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 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.

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Conservative	Cllr Wilson	Cllr Edis

The Chief Executive had given effect to the change to Committee membership 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 22 January 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Chaudhri.

DECLARATION OF INTEREST

Councillor Howorth declared a Disclosable Pecuniary Interest in planning applications RU 19/1609 and RU 19/1193 as he is a Governor of Ashford and St Peters Hospital. Councillor Howorth withdrew from the chamber when the applications were determined.

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.

**RESOLVED that –**

**the following applications be determined as indicated: -**

<b><u>APP NO</u></b>	<b><u>LOCATION, PROPOSAL AND DECISION</u></b>
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RU 19/1609	<p>St Peters Hospital, Guildford Road, Chertsey</p> <p>Reserved matters application pursuant to Outline Planning Permission RU 17/1815 to consider access, appearance, landscaping, layout and scale relating to a 116 unit Retirement Village with Care Building (Use Class C2) with associated infrastructure landscaping and car parking.</p> <p><i>The Committee was fully supportive of the application.</i></p> <p><i>The Chairman advised Members to contact SCC Highways Team if they wished to make representations regarding the speed limit on Stonehill Road as SCC was the responsible Authority for such highway matters.</i></p> <p><b>DECISION:</b></p> <p><b>GRANT permission subject to conditions (amended conditions 2 and 9 and replacement condition 8 as per addendum), reasons and informatives listed on agenda, and additional condition and informative as per addendum.</b></p>
RU 19/1193	<p>Land at St Peters Hospital, Guildford Road, Chertsey</p> <p>Reserved matters application pursuant to Outline Planning Permission RU 17/1815 to consider access, appearance, landscaping, layout and scale in respect of the erection of 212 dwellings and associated car parking, open space and infrastructure within area A (Residential)</p> <p><i>The Committee was supportive of the application.</i></p> <p><i>Some Members commented on the lack of provision of a community convenience store as part of the application as they considered such provision would reduce vehicular movements to nearby towns and improve the overall sustainability of the development. In noting these comments, some other Members pointed out that a retail unit would be provided as part of the nearby Hospital development and that a frequent bus service to Chertsey was also proposed to be timetabled.</i></p> <p><b>RESOLVED that</b></p> <p><b>GRANT permission subject to conditions (conditions 2 and 6 amended with deletion of conditions 3,7,11 as per addendum), reasons and informatives listed on agenda, and additional informative as per addendum.</b></p>



RU 19/1077

The American School in Switzerland (TASIS), Coldharbour Lane, Thorpe

Construction of a two-storey building to provide 16 student dormitory rooms with associated bathrooms, communal room with kitchen, dining room, laundry room and plant/workshop room, one 1 x bedroom and one 2-bed flat for ancillary school use.

*The Committee was fully supportive of this application.*

**RESOLVED that**

**GRANT permission subject to conditions (condition 2 amended as per addendum), reasons and informatives listed on agenda, with two additional conditions as per addendum.**

RU 19/1728

The Old Vicarage South, Longcross Road, Chertsey

The addition of a single -storey glass canopy to the rear elevation of the property.

*No new salient planning points were raised by Members which were not addressed in the application report.*

**RESOLVED that**

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

## CONSERVATION AREA APPRAISALS – CHERTSEY AND EGHAM TOWN CENTRE

The approval of the Committee was sought to updated Conservation Area Appraisals and associated amendments to the existing Conservation Areas at Chertsey and Egham Town Centre.

At the Planning Committee on 11 September 2019 when considering the draft Conservation Area Appraisal for Chertsey and the associated revisions to the boundaries of the Conservation Area, the Committee recommended further revisions to the Conservation Area boundary which included the retention of an area to the south along Guildford Street and the inclusion of an additional area of land comprising a former burial ground along Alwyns Lane. The draft Conservation Area Appraisal and boundary had been amended to reflect these proposed revisions. The Council had undertaken additional public consultation to advise those properties affected by these recommended boundary changes and the updated Chertsey Conservation Area Draft Appraisal and Designation Report underwent public consultation from 5 December - 20 January 2020.

At the same meeting, the Committee also noted recommended changes to the Egham Town Centre Conservation Area boundary and agreed that these revisions would be made subject to further public consultation. The Council had undertaken additional public consultation to advise those properties affected by these recommended boundary changes and the updated Egham Conservation Area Draft Appraisal and Designation Report underwent public consultation from 5 December - 20 January 2020.

Consultation responses received in respect of the Conservation Area Appraisals for Egham Town Centre and Chertsey had now been fully considered by Officers and a summary of the consultation responses received and Officer responses was considered by the Committee.

The Committee noted that the appraisals of Chertsey and Egham Town Centre would provide up to date information which would ensure that both existing and emerging Local Plan policies were properly informed and sufficiently robust to assist the Council in making decisions on future planning applications for new developments within or affecting the setting of the Conservation Areas in question.

The Committee approved the draft Conservation Area Appraisals for Egham Town Centre and Chertsey and the associated amendments to the boundary of these Conservation Areas. Maps identifying the existing and proposed Conservation Area boundaries for Chertsey and Egham Town Centre were circulated

**RESOLVED that:**

**the content of the updated Conservation Area Appraisals and new Conservation Area boundaries for Chertsey and Egham Town Centre, as technical planning guidance be approved subject to the Local Planning Authority giving notice locally and to the Secretary of State and Historic England under section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and placing advertisements in the London Gazette and the local newspaper.**

(The meeting ended at 8. 31 pm)

Chairman

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 Democratic Services Officer at the start of the meeting. A supply of the form will also be available from the Democratic Services Officer at meetings. **Members are advised to contact the Council's Legal Section prior to the meeting if they wish to seek advice on a potential interest.**

Members are reminded that a non pecuniary interest includes their appointment by the Council as the Council's representative to an outside body and that this should be declared. Membership of an outside body in their private capacity as a director, trustee, committee member or in another position of influence thereon **should be regarded as a disclosable pecuniary interest, as should an appointment to an outside body by the Council as a trustee.**

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 a disclosable pecuniary interest or if the interest could reasonably be regarded as so significant as to prejudice the Member's judgement of the public interest.

6. **PLANNING APPLICATIONS**

The planning applications to be determined by the Committee are attached. Officers' recommendations are included in the application reports. Please be aware that the plans provided within this agenda are for locational purposes only and may not show recent extensions and alterations that have not yet been recorded by the Ordnance Survey.

**If Members have particular queries or interests in the applications, Officers will be present from 7.00pm prior to the meeting in the Chamber.** This will be an informal opportunity for Members to discuss and clarify issues. Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website <http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

Enter the planning application number you are interested in, and click on documents, and you will see all the representations received as well as the application documents.

**(To resolve)**

**Background Papers**

A list of background papers is available from the Planning Business Centre.

7. **EXCLUSION OF PRESS AND PUBLIC**

**If the Committee is minded to consider any of the foregoing reports in private –**

**OFFICERS' RECOMMENDATION that -**

**the press and public be excluded from the meeting during discussion of the appropriate reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraph 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.**

**Para**

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

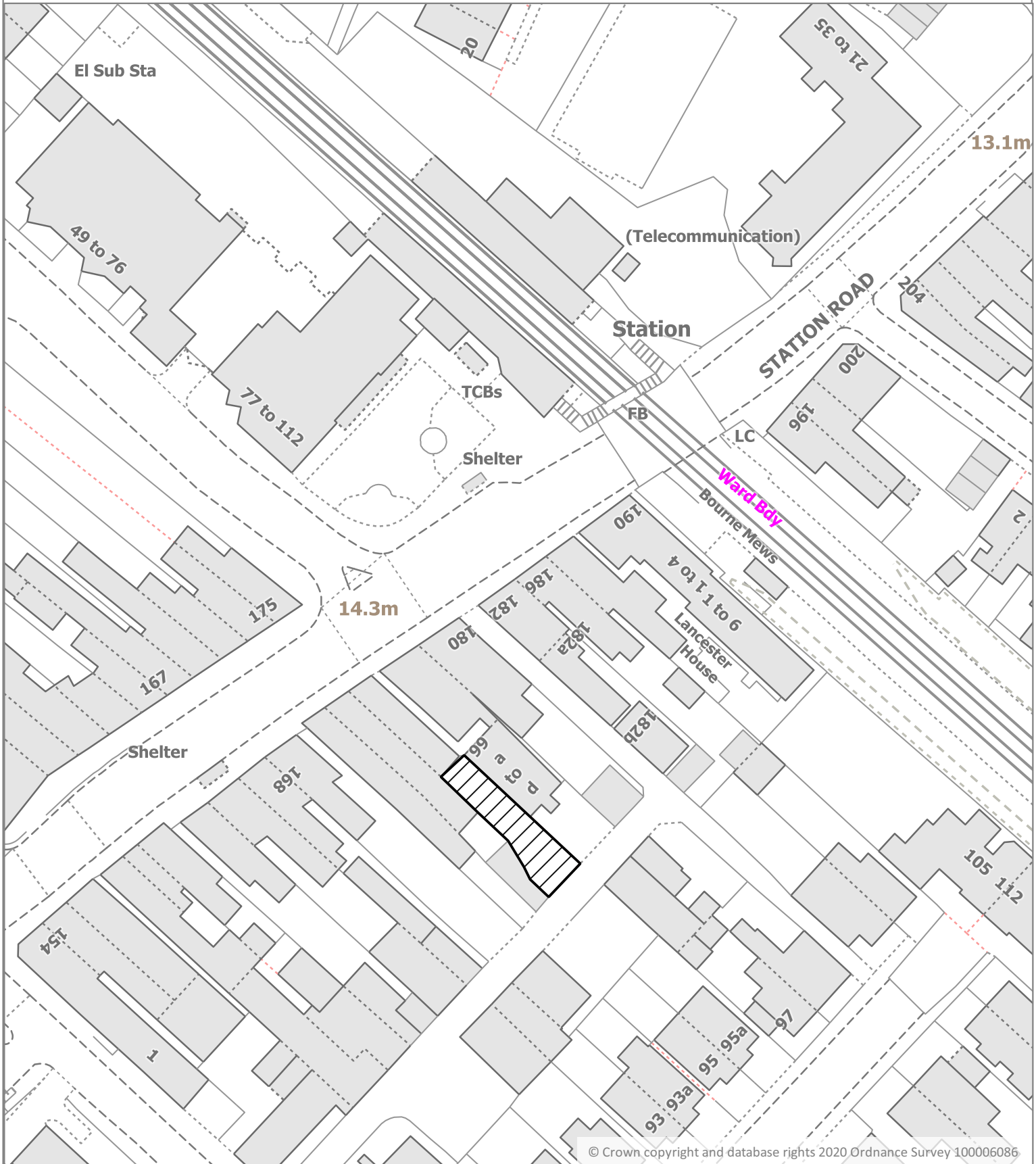


# FOR LOCATION PURPOSES ONLY

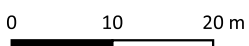
176 Station Road, Addlestone, KT15 2BD

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 04/03/2020



Scale: 1:750



RU.19/1696



RU.19/1696	Ward:
LOCATION:	176 Station Road Addlestone KT15 2BD
PROPOSAL	Erection of a building to provide a one studio apartment and one 1 bedroom apartment with associated parking, cycle and refuse storage.
TYPE:	Full Planning Permission
EXP DATE	23 January 2020

This application has been referred to Committee as the applicant is a member of the Council, in addition to there being letters of objection

**SUMMARY OF RECOMMENDATION: Grant with conditions**

1. Site

1.1 The application site is a vacant parcel of land to the rear of No. 176 Station Road within Addlestone Town Centre, close to the railway station. The site is accessed via an unadopted road from Corrie Road which serves a number of commercial units and some residential dwellings including some under construction. The buildings along this service road have a varied appearance and heights. The site is located in the urban area, the town centre and core shopping area of Addlestone.

2. Planning history

2.1 No previous planning history.

3. Application

3.1 The applicant has applied for Full Planning permission for the erection of a three storey building comprising a studio flat on the ground floor and a one bedroom flat over two levels on the first and second floors behind the existing two storey mixed commercial and residential building fronting Station Road. The building would have a maximum depth of 13 metres at ground floor, reducing to 9.5 at first and 2<sup>nd</sup> floors, and would be approximately 4.3 metres wide. The building would have a pitched roof with an eaves height of 8 metres and a ridge height of 9.5 metres and would be sited set back from the service road by 7 metres with off street parking for one vehicle and bin and cycle store, and landscaping within the site frontage. There would be a small amenity space to the rear of the building at ground floor level serving the studio and a screened first floor terrace providing the external amenity space for the flat. Windows would be to the front and rear of the buildings and with rooflights and photovoltaic panels on the southern roof slope. The images submitted with the application show a contemporary style of building with a narrow frontage, and contemporary arrangement of windows. The walls would comprise reclaimed stock bricks and zinc roof.

3.2 The applicant has submitted a Design and Access Statement in support of the application. This states that the scheme has been designed with each unit having its own access and with a rear set back to not obscure the windows in the adjacent neighbouring properties at 99a-d Crockford Park Road. The objective is to provide a mews style building similar to that at No. 170 Station Road. The applicant has submitted a Noise Assessment and additional information advising that mechanical ventilation will be provided in the units to enable ventilation when the windows are closed.

4. Consultations

4.1 32 Neighbouring properties were consulted in addition to being advertised on the Council's website and three letters of objection have been received. A summary of the concerns are detailed below:

- The provision of one car parking space would be insufficient for two units.
- The proposal would result in congestion along the service road
- The access between Station Road and Crockford Park Road is a path and not a through road.
- The proposal would generate traffic danger to children in Crockford Park Road.
- The flat at 176 Station Road will be overlooked by the proposed development.

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001 – HO1, HO9, BE2, MV4 MV9, SHO1, TC1

- 5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.
6. Planning Considerations
- 6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact the proposed building would have on the character of the area, the visual amenities of the street scene and the residential amenities of existing and future occupiers of the existing and proposed properties. It is a material consideration that the Council is not able to currently demonstrate a 5 year housing supply in accordance with the NPPF.
- 6.2 The site is located off a service road within a commercial area with a mix of property styles, scales and uses, including commercial and residential. Saved Policy TC1 of the Runnymede Borough Local Plan seeks to encourage residential provision in the town centre and Saved Policy HO1 of the Local Plan seeks to maximise housing potential, by making full and effective use of land in the urban area. The application site is within a mixed use area and adjacent to residential accommodation in Station Road and to the north east of the site, and in proximity to the town centre, train station and nearby recreational areas. It is therefore considered that the proposal would make full and effective use of the site as encouraged by the NPPF and is in a highly sustainable location. The proposal development of the site to increase the number of residential units is therefore considered to be in compliance with Saved Policy HO1 and the guidance in the NPPF.
- 6.3 The proposed building would have a modern appearance and would be higher than the properties in Station Road. However, the area surrounding the application site is varied with no particular established appearance and the proposal would not be clearly visible from outside the service road. The NPPF seeks to ensure developments are sympathetic to local character, while not preventing or discouraging innovation or change. In this respect it is considered that the modern design would not result in adverse impacts on the character or appearance of the area, and complies with Saved Policies HO9 and BE2 in this respect. There would be sufficient space within the two flats to comply with the internal space standards proposed in the new Local Plan, and the provision of some, albeit small external amenity space would ensure that there would be sufficient amenities for the future occupiers. The site is within a busy mixed commercial and residential area and the proposed flats would experience noise from a number of A3 and A5 units on Station Road two of which have ventilation and extraction systems along the rear elevations which would be clearly visible and heard by future occupiers. The applicant has submitted a Noise Assessment which considers the occupiers would have acceptable noise levels when the windows are closed and mechanical ventilation equipment is proposed to be installed to facilitate free flow of air even when the windows are closed. It is considered that whilst this is not ideal, the situation is not uncommon in town centres. Full details are therefore required about the proposed mechanical ventilation system, and this can be secured by condition. There is space for parking, bins and landscaping, as well as small amenity spaces, and therefore it is considered that the layout and amenity would be acceptable, in compliance with saved Policy HO9.
- 6.4 In terms of impact on neighbouring amenities, there is existing residential accommodation in close proximity to the site to the north east and above the commercial units along Station Road. These are accessed via Station Road and the service road. There would be a separation distance of approximately 15 metres between the rear of the building at first floor level and the rear elevation of the properties in Station Road. The applicant is proposing an obscure glazed screen around the first floor terraced area which would reduce the potential for any direct overlooking between these flats. The flat at No. 174 Station Road is accessed via an open staircase above an existing ground floor structure to the south west of the application site. However, due to the proposed screening of the terrace, it is considered that there would be sufficient privacy retained for both the

existing and future occupiers. The proposal has been designed to not extend beyond the side and front windows of the adjacent neighbouring property No. 99a – d Crockford Park Road and is therefore considered that the proposal would not materially result in an over-dominant or overbearing form of development which would be detrimental and harmful to their residential amenities. There would be good separation distance between the site and the residential properties in Crockford Park Road (over 20 metres) and there are commercial buildings between the site and these neighbours. Therefore it is not considered that the proposal would unduly affect the residential amenities of the occupiers of the adjacent neighbouring properties. The proposal would comply with Saved Policy HO9 of the Local Plan for this aspect.

- 6.5 One car parking space is proposed in addition to secure cycle storage. Whilst this is not providing one car space per flat, it is considered that the sustainable location of the site, in the town centre and close to the station, with public parks nearby, justifies a lower provision of parking. The county Highway Authority has not made any commentary as this development would be accessed from a private road and there would be no severe impact on the highway network arising from the increase in two residential flats. The proposal therefore complies with saved Policies MV4 and MV9. The applicant has not submitted details of how surface water drainage would be dealt with, nor how renewable energy, electric charging points and biodiversity will be incorporated into the development. Conditions are necessary to ensure that the scheme complies with the NPPF and the emerging Local Plan. The site is close to side boundaries and an informative is recommended advising the applicant of the party wall act and building close to boundaries. In addition, an informative is also recommended advising of noisy working hours.

## 7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development would make effective use of the land, would be visually acceptable, with no material harm to the residential amenities of the occupiers of the adjacent neighbouring properties or future occupiers of the site. The proposal would provide two new housing units in a highly sustainable location. The development has been assessed against the following Development Plan policies – saved Policies HO1, HO9, BE2, MV4, MV9 and TC1 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions:

- 1 Full application (standard time limit)  
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 List of approved plans  
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans PL100 Rev B and supporting email received 31 January 2020, Design and Access Statement and Acoustic Assessment received 18 February 2020



Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

3 External materials (samples required)

Before the above ground construction of the development hereby permitted is commenced, **samples** of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

4 SuDS (scheme for approval - pre-construction)

Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure that surface water does not discharge into the surface water sewer and to provide a sustainable development.

5 The obscure glazed screen for the first floor terrace as shown on the submitted plan No. PL 100 rev B shall be Pilkington Glass Level 4 or equivalent and retained in perpetuity.

Reason

In the interests of residential amenity for the occupiers of the existing residential properties and future occupiers of the building and to comply with Saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

6 Renewable energy (approval of scheme)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

7 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with guidance within the NPPF.

8 Electric charging points

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with guidance within the NPPF.

Informatives:

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2 Surface Water Drainage

The applicant can find further advice on what information is required to enable the approval of conditions in relation to surface water drainage on the Runnymede Borough Council's website [www.runnymede.gov.uk](http://www.runnymede.gov.uk) Search for "surface water drainage" in the search function.

3 Hours of Construction Works

The applicant is advised that the council has established the following guideline hours for noisy works:

8am to 6pm Monday to Friday; and  
8am to 1pm on Saturday.

There should be no noisy work on Sundays or Public Holidays.

Further information is available from the Council's Environmental Health Department.

4 Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

5 Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.



**FOR LOCATION PURPOSES ONLY**  
The Sun, Wick Lane, Englefield Green, Egham, TW20 0UF

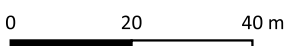
Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 04/03/2020



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Scale: 1:1250



**RU.19/1717**



RU.19/1717	Ward:
LOCATION:	The Sun Public House Wick Lane Englefield Green TW20 0UF
PROPOSAL	Change of Use from Public House and outbuilding to 11-bedroom House in Multiple Occupation by staff of The Savill Court Hotel (revised description 05/02/20)
TYPE:	Full Planning Permission
EXP DATE	21 January 2020 (Extended to 6 March 2020)

SUMMARY OF RECOMMENDATION: Grant subject to Conditions

1. Site
  - 1.1 The Sun pub is a vacant public house with a site area of 0.08ha at the junction of Wick Lane and Kings Lane. The existing building comprises a detached 2-storey main building and a detached single storey barn type building which both front directly onto the highway (Wick Lane). A large 2 storey property (Kings Lane House) and its rear garden and parking area adjoin the southern boundary while a detached bungalow at No. 1 Prospect Lane is located on the opposite side of Kings Lane. The 2-storey main building incorporates single storey rear and side extensions with the first floor comprising 4 bedrooms of ancillary residential accommodation. There is space for 5 cars in the existing car park to the rear of the barn building which is accessed from Wick Lane with most of the remaining grounds comprising a grassed beer garden. The site lies within the Green Belt with a large expanse of woodland on the western side of Wick Lane and is within 5km of the Thames Basin Heaths Special Protection Area.
2. Planning history – Most Relevant
  - 2.1 RU.12/0500- Change of use of first floor used as living accommodation in connection with Public House (A4) use to tourist accommodation (C1) use Granted 05/07/12
3. Application
  - 3.1 Full planning permission is sought to convert the two existing vacant buildings to a 11-bedroom HMO for a maximum of 17 occupiers. The change of use involves works mainly to the interior of the buildings and proposes a total of 5 x 1-bed and 6 x 2-bed rooms, 2 x kitchens, 2 x lounges and 4 x bathrooms. Other works involve a refuse/recycling area and a cycle store for 10 cycles. A number of external doors are to be altered to windows or bricked up and 1 new window inserted as shown on the submitted elevation drawings. The new windows and doors will be double glazed UPVC to match existing. Any existing windows or doors requiring replacement will be double glazed in matching UPVC. No changes are proposed to be made to the existing grassed rear garden area and car parking area and no trees would be removed.
  - 3.2 According to the applicant the property ceased trading as a pub in 2018 and was subsequently purchased by the Arora Group which is re-developing the nearby Savill Court Hotel and the first floor has previously been used as letting accommodation. The application information is the building is to be used by temporary construction workers working on local construction for the Arora Group and for staff employed at the re-developed Savill Court Hotel which is located 400m to the north. Both buildings would be converted to provide accommodation for a maximum of 17 staff. The existing buildings comprise a large detached two storey building and a single storey brick-built building on a good size plot. The re-developed hotel has provision for 39 staff bedrooms though this is in the context of around 144 full time equivalent (FTE) staff which represents only 11.8% of total FTE employees. Due to the difficulties of recruiting staff in such an area of high property values and high demand for rental properties (particularly from Royal Holloway), a requirement for this type of staff accommodation has been identified and the management and maintenance of the HMO will be undertaken by the company. The applicant considers that in terms of the principle of re-use of buildings within Green Belt, both the NPPF and Policy EE15 of the draft new Local Plan confirm that such development is not inappropriate. The applicant has stated this proposal has been prepared having

regard to the Council's HMO licensing guidance updated July 2018 and a licence application will be made in due course.

#### 4. Consultations

4.1 2 Neighbouring properties were consulted in addition to being advertised on the Council's website and 11 letters of representation have been received, including one from Englefield Green Village Residents Association raising the following issues;

- There is not enough parking for the number of occupiers
- The use will generate more noise
- Overdevelopment of the site
- Additional parking on the lane will be dangerous, especially as coaches travelling to and from the Savill Garden car park use the road.
- Other properties nearby are owned by the applicant which have been occupied by staff and who have little care for the properties themselves and their environment and take no part in the residential community spirit
- Providing rooms for 17 people on such a small site amounts to severe overcrowding
- The site is in a rural, and green belt setting and the proposal would not enhance the local environment
- The Sun was a family run pub for decades and its replacement should be carefully considered as a valuable contribution to the community and the surrounding neighbourhood.
- There have already been motor accidents in the vicinity of the PH, this could lead to more with the increase in occupiers and lack of off-street parking and street lighting

4.2 Affinity Water – No comments have been received

4.3 SCC County Highway Authority – No objections have been raised subject to a condition

4.4 RBC Environmental Health – Advises that if the property becomes a house in multiple occupation then they would need to apply for a licence from Environmental Health department.

4.5 Natural England - subject to a condition that the use is for hotel staff only advises no contributions are needed.

#### 5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001.GB1, GB7, HO1, HO9, MV4. MV9, MV13, NE16

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

5.3 Relevant Adopted Supplementary Planning Guidance: Thames Basin Heaths Special Protection Area

#### 6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The site lies within the Green Belt where there is a strong presumption against new development that would conflict with the purposes of the green belt or adversely affect its open character. In the determination of this proposal regard

must be had to the Development Plan and National policy within the National Planning Policy Framework (NPPF). The key planning matters are the loss of the Public House, acceptability of its conversion within the Green Belt, whether the building is appropriate for use as an HMO, the impact on neighbouring properties and on the character and visual amenities of the area, parking provision and highway impacts. The TBHSPA is a relevant material consideration.

- 6.2 In regard to the acceptability of the loss of the Public House, it can be seen from the information submitted that the property has been empty for a while. No development plan policy exists in the current adopted Local Plan 2001 regarding the loss of/retention of community facilities. New Policy SD7 of the Emerging Local Plan Runnymede 2030 'Retention of Social & Community Infrastructure' states that the loss or change of use of such facilities will be resisted unless it can be demonstrated there is alternative provision. At present, this policy has limited weight. However, there are 2 existing pubs in close proximity - the Bailiwick on Wick Rd, Englefield Green, which is some 1.6km to the south and the Fox and Hounds on Bishopsgate Rd, Englefield Green, which is 1.1km to the north. Windsor Great Park provides a substantial general barrier to travel to the west while, to the east, however a number of pubs in Englefield Green provide services to the main residential areas. Letters of representation have commented that no information has been provided detailing attempts to maintain the use of the site as a Public House. Whilst this is a negative of the scheme, it is considered there is no evidence to support the retention of the use of the buildings for a public house compared with the beneficial use of the buildings for residential use, for which the NPPF, saved Policy HO1 and the policies in the new Local Plan also support. The re-use of this vacant commercial property for a residential use of this type would provide a boost to the supply of low-cost accommodation while meeting a need for convenient staff accommodation for a nearby hotel. The proposed change of use would therefore support the hotel use which has previously been considered to have significant beneficial effects on the local economy. The applicant would need to apply for a separate HMO licence from the Council's Environmental Health Department. These material considerations therefore need to be balanced.
- 6.3 Paragraph 146 of the NPPF addresses the conversion of buildings and this is not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Saved Policy GB7 is consistent with this. The two buildings are of permanent and substantial construction, and there would be no change to the existing garden area, hardstanding or car parking arrangements at the site. Therefore there would be little visual impact and no impact on the openness of the Green Belt. It is therefore considered that the proposed change of use would comply with saved Policy GB7 and the NPPF and would therefore not be inappropriate development in the Green belt.
- 6.4 In terms of amenity for future occupiers, there are several communal facilities within the building and a generous garden for the property and space for bins, parking and a cycle store. This is considered to provide acceptable amenity for the future occupiers. Due to the distance from existing houses and the orientation of windows, there would be no overlooking or loss of privacy arising from the conversion. Parking and access would utilise the existing access point to Wick Road, which were previously in use by the pub and its customers. In respect of comments in representations regarding additional noise and disturbance from the proposed use, it is considered that this would be reduced compared with the previous use as a public house, which would have generated noise and disturbance, especially in the evenings and in the summer months from the rear garden.
- 6.5 There are five parking spaces within the site, and a space for a further three or four cars to the front of the outbuilding. The site is in a relatively unsustainable location which is a negative of the scheme. However, there are a number of cycle routes around the hotel grounds and Wick Lane is a recommended cycle route. Therefore, cycling to and from the hotel from the site should be an attractive option for staff due to the very short distance and would mitigate the impacts from the location to a degree. The applicant has proposed a cycle store for 10 cycles, but there is space within the site to increase this to 17 cycles so that each tenant could have storage space for a bicycle. It is considered that this cycle

provision will assist in the safe movement of the residents around the area. In terms of impact on the highway, HMOs generally have lower car ownership than flats and the submitted Transport Statement shows that there would be a reduction in trips compared with the existing use as a Public House which would have notionally generated a significant number of vehicle movements. This is recognised by the County Highway Authority in their assessment of the proposal. According to the applicant the majority of the tenants/staff at the site will walk or cycle to work at the Hotel which is located 400 metres away and a free hot meal is provided for all staff during their work shift. They will also benefit from the hotel's travel plan which will provide access to the Cycle to Work Scheme and will be provided with free access to cycles with lights and special clothing. The applicant also considers that most of the route has verges which pedestrians are able to use. Residents of the development will also be able to make use of the hotel's minibus where appropriate, particularly for out of hours transport. The County Highway Authority has raised concerns regarding possible overspill parking given the relatively unsustainable location of the site. However, it recognises that other transport opportunities are being offered to the occupiers by the applicant as set out above which will have the effect of reducing the likely number of private cars owned by future occupiers. For these reasons and subject to the imposition of a condition limiting the use to staff accommodation ancillary to the hotel, the County Highway Authority considers that the risks to highway safety and capacity are sufficiently low so as not to compromise the local highway network and raises no further objections to the proposal. The proposal complies with saved Policies MV4 and MV9. However, it is considered necessary to impose a condition restricting the number of tenancies to 17 given the constraints of the site and the reliance on the occupiers working for the hotel, in view of the sustainability issues. A condition is also required in respect of provision of a cycle store for 17 bicycles to comply with saved Policy MV13.

- 6.6 The application site is within 5km of the Thames Basin Heaths SPA. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. However, Natural England have confirmed in writing that as the residential accommodation would be occupied by staff of the hotel (and which would be conditioned as such), this is in accordance with Saved Policy NRM6 of the South East Plan 2009, Saved policy NE16 and guidance in the NPPF, such as there would be no likely significant effect on the TBHSPA, such that no further action is required, subject to the condition recommended.

## 7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention. Consideration has been given to s149 of the Equality Act 2010 (as amended), which imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:
- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development hereby permitted is considered to represent an appropriate development within the Green Belt with an acceptable appearance and no harm to visual amenities or neighbouring amenity. The County Highway Authority is satisfied that no highway impacts will arise. The loss of the public house weighs against the scheme but it is considered that this is outweighed in the balancing of the material considerations by the benefits of providing residential accommodation in support of the hotel, which itself has economic benefits to the borough. The development has been assessed against the following Development Plan

policies - saved Policies GB1, GB7, HO1, HO9, MV4 and MV9, MV13, NE16 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, and other material consideration including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's recommendation      Grant subject to the following conditions

1      Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2      List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans - 154-L20(300) Rev P1, 154-L20(301) Rev P1, 154-L20(500) Rev P1, Received 26/11/19, Transport Statement received 30/01/20

Reason: To ensure an acceptable scheme and to comply with saved Policy GB7 of the Runnymede Borough Local Plan Second Alteration 2001.

3      Limitations on tenancies

Tenancies shall not be granted for more than 17 tenants in total for both buildings at any one time, and the tenancies shall only be for persons employed by the nearby Savill Court Hotel or any other business associated with the hotel.

Reason: In the interests of the safety of the future occupiers in recognition of the relative unsustainability of the location and to ensure that there would be no significant effect on the Thames Basin Heaths Special Protection Area and to comply with saved Policies MV4 and NE16 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

4      Details of cycle store

Prior to the first occupation of the residential accommodation hereby approved, details of the proposed cycle store (to provide storage for a minimum of 17 bicycles) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store shall be provided before first occupation and shall be retained for the lifetime of the development.

Reason: In the interests of the safe and sustainable transport for the future occupiers and to comply with saved Policy MV13 of the Runnymede Borough Local Plan Second Alteration 2001 and the NPPF.

5      Bin store provision

Prior to the occupation of the development hereby approved, details of the siting, size and design of the refuse and recycling bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter.



Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with guidance within the NPPF.

## 6 Electric Vehicle Charging Points

The development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with guidance in the NPPF.

### Informatives:

#### 1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

- 2 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment <https://www.theiet.org/resources/standards/cop-electric.cfm>



**FOR LOCATION PURPOSES ONLY**  
4 Chieftain Road, Longcross, Chertsey, KT16 0BG

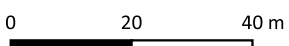
Runnymede Borough Council  
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Station Road  
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Surrey KT15 2AH

Date: 04/03/2020



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Scale:1:1250



**RU.19/1836**



RU.19/1836	Ward: Longcross, Lyne and Chertsey South.
LOCATION:	4 Chieftain Road Longcross KT16 0BG
PROPOSAL TYPE:	ERECTION OF CONSERVATORY TO THE REAR Full Planning Permission
EXP DATE	11 February 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 4 Chieftain Road is a 3 storey townhouse located within the recently constructed Phase 1 residential development within land formerly part of the original DERA North land, to the north of the M3 motorway, and is now part of the wider Longcross Garden Village area identified in the new Runnymede 2030 Local Plan. The land to the west of the residential development is currently used for film studios but has planning permission for commercial uses as set out in the planning history below. The application property is situated in the centre of a short terrace of similar dwellings, at the entrance to the completed phase 1 of the ongoing Longcross redevelopment scheme. The rear garden is mostly laid to lawn and is bounded by standard fencing. To the rear of the site is a parking courtyard with a car port immediately to the rear of the application dwelling, with further dwellings beyond. The whole of the Longcross GV lies within the Green Belt and is subject to a range of planning constraints.

2. Planning history

2.1 There is no specific history relating to the application dwelling but there is an extensive planning history for the Longcross redevelopment site. The application dwelling as part of Phase 1 full planning permission under the following reference:

RU.13/0856: Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas ( including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. Granted 12/08/2014 subject to a s106 legal agreement and 67 planning conditions.

A series of applications seeking approval of details pursuant to conditions have been submitted and approved.

3. Application

3.1 The application proposes the construction of a conservatory on part of the rear elevation of the dwelling. The conservatory would have a traditional appearance, with one solid brick wall 1.8m high with small windows above on the north eastern side with bricks to match the existing, and grey pvcu double glazing frames. The conservatory would have a hipped roof with a ridge height of 3.4m and eaves height of 2.4m, and the footprint of the conservatory would have a depth of 3m and width of 3.3m. This application is required because condition 63 of planning permission RU.13/0856 removed permitted development rights for extensions and outbuildings under Classes A, B and E of part 1 of the General Permitted Development Order. The reason given for the condition was to ensure that a satisfactory form of development takes place, to protect the amenities of occupiers of adjoining properties and to ensure no additional harm to the openness and visual amenities of the area and to comply with saved Policies GB1 and HO9 of the Local Plan.

#### 4. Consultations

4.1 5 Neighbouring properties were consulted in addition to being advertised on the Council's website and 3 letters of objection have been received. The main concerns are summarised below:

- The conservatory is to be built at the front of the property and would not look good aesthetically (officer note: the conservatory would be located within the rear of the application property).
- It could block light into a neighbouring garden.
- There is a covenant in the title deeds preventing any new building or structure being erected in the first 5 years from construction of the houses.
- The conservatory stands above both side fences having an impact on both adjoining neighbours.

4.2 Comments were received from the Council's Contaminated Land Officer who advised the following informative: There have been remedial works carried out in this area, with validation reports provided. The report should be obtained and referred to, to ensure the protection offered by the remedial measures is not affected by the breaking of ground during the development.

#### 5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB6, HO9

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

5.3 Council's SPG – Householder Guide (July 2003); Residential Extensions and replacement dwellings in the Green Belt (November 2003).

#### 6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the Green Belt where the principle of such development is considered to be inappropriate subject to a number of exceptions. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are impact on the Green Belt and the surrounding residential character and impact on neighbouring residential amenities.

6.2 Paragraph 145 of the NPPF states that new buildings are inappropriate in the Green Belt but lists exceptions, including the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Saved Policy GB6 is consistent with the NPPF, and has a number of considerations to be taken into account. The proposed development will be significantly smaller in scale than the existing dwelling and would be subservient in appearance. The conservatory would be at the rear of the dwelling and within the built envelope of existing residential development within this part of the Phase 1 development including the car port to the rear of the site. It is considered that the conservatory would not make the dwelling more prominent within the Green Belt and that there would be no harm to the openness of the Green Belt in compliance with saved Policy GB6. The floorspace of the proposed conservatory would also be very small, 9.9 sqm, which would represent only 5% of the existing floor area of the dwelling (approximately 165 sqm), which is significantly below the maximum 30% uplift as expressed in saved Policy GB6. It is therefore considered that the proposed conservatory would not result in a disproportionate addition to the original building, and therefore falls within one of the exceptions of the NPPF. In addition, the style and appearance of the conservatory with bricks and window frames to match the existing dwelling, would ensure that there would be no harm to the overall character of this residential area, in compliance with saved Policy HO9.

6.3 In regards to neighbouring amenity, it is the two immediate neighbours Nos. 2 and 6 Chieftain Road who would be most affected. Given the relatively modest height, width and depth of the conservatory, it will not break the 60 degree splayline from the centre of either adjoining neighbour's nearest window, in accordance with the Council's Adopted Householder Guidance.

The north east side elevation nearest No. 2 Chieftain Road would have a solid wall with three high level windows, which can be obscurely glazed to ensure privacy and a condition is recommended to secure this. There would be some degree of overshadowing and change in outlook, but this would not be harmful. The gap to the boundary with No. 6 Chieftain Road is greater, and therefore there would be no impact on outlook, shadowing, privacy or overlooking. The development is considered to have an acceptable impact on neighbouring amenity and character of the surrounding area, in compliance with saved Policy HO9 and the Householder Guide.

6.4 Regarding the concerns raised in letters of representation about a covenant on the land, this is a civil matter and therefore does not form part of the assessment of this planning application.

## 7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The development is considered to have an acceptable impact on the Green Belt and neighbouring residential amenity. The development has been assessed against the following Development Plan policies – saved Policies GB6 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions

1 Full application (standard time limit)  
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 List of approved plans  
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Received 17/12/2019: Block Plan; Proposed Plan and Elevations; Existing Plan and Elevations; OS Location Plan

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

3 External materials (as approved on form)  
The development hereby permitted shall be constructed entirely of the materials stated in Part 5 of the submitted valid planning application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed works harmonise with that existing in the interests of visual amenity and to comply with saved Policy GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

4 Obscure glazing

Before the first occupation of the extension hereby permitted, the 3 windows in the north-east elevation shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the windows that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining property and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

Informatives:

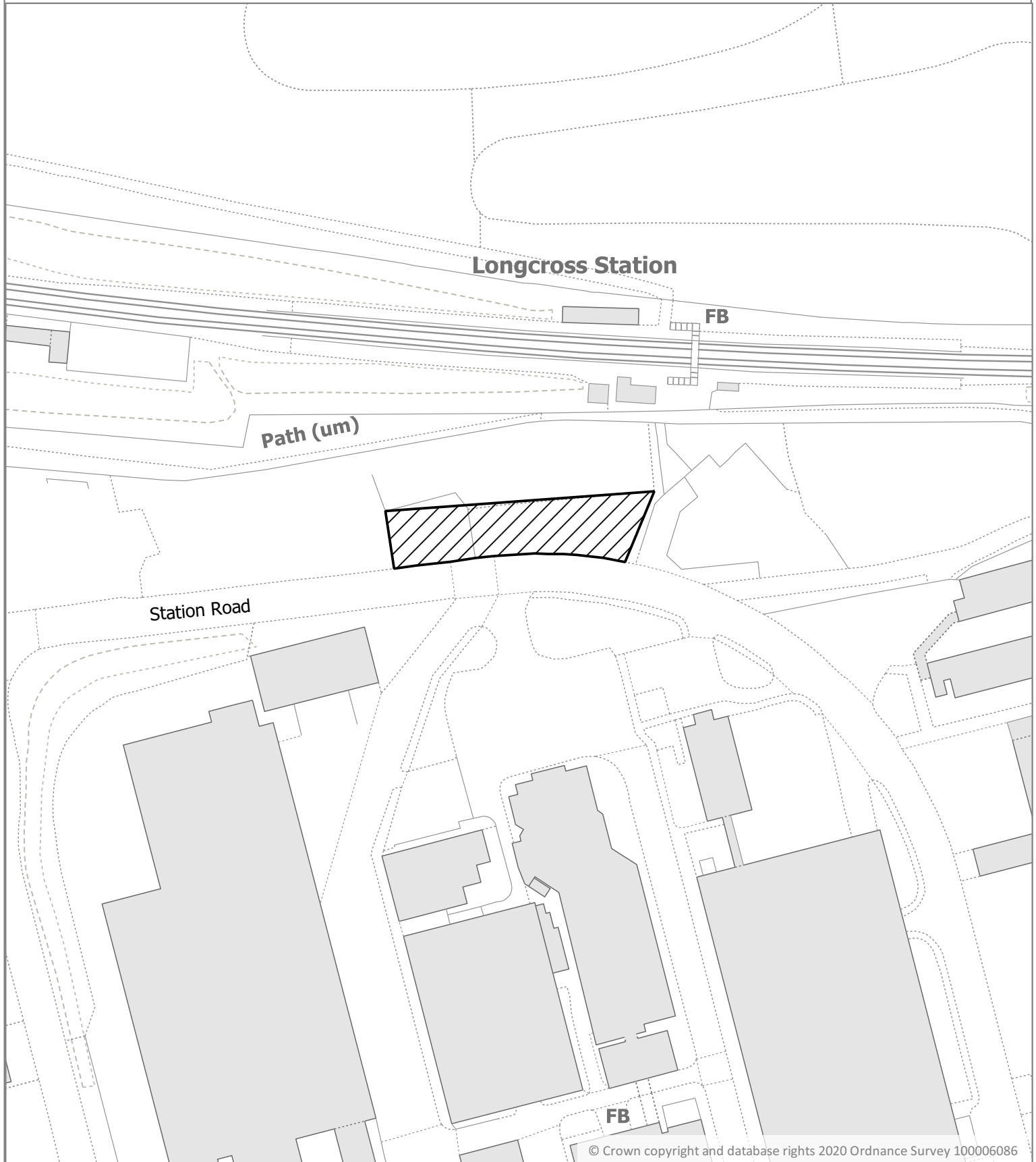
- 1 The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 There have been remedial works carried out in this area, with validation reports provided. The report should be obtained and referred to, to ensure the protection offered by the remedial measures is not affected by the breaking of ground during the development.



**FOR LOCATION PURPOSES ONLY**  
Longcross Studios, Chobham Lane, Longcross, Chertsey,  
KT16 0EE

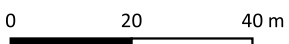
Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 04/03/2020



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Scale:1:1250



**RU.19/1851**



RU.19/1851	Date reg:	19 December 2019	Ward:	Longcross, Lyne and Chertsey South
LOCATION:	Longcross Studios Chobham Lane Chertsey Longcross KT16 0EE			
PROPOSAL	The erection of three replacement film studio workshops; a management office and associated car parking area; and a security hut for a temporary period of five years.			
TYPE:	Full Application			
APPLICANT:	Mr J Greenfield			
OFFICER	Nick Lloyd-Davies			
EXP DATE	19 March 2020			

SUMMARY OF RECOMMENDATION: **GRANT** with conditions.

1. Site

- 1.1 The application site comprises four land parcels within the wider 'Longcross North' site that is in the process of being re-developed by Crest Nicholson developers pursuant to a hybrid planning permission granted in August 2014 for mixed use redevelopment (reference RU.13/0856 (amended by RU.16/0584)(the 'Hybrid consent'). Phase 1 development, comprising 108 dwellings, is nearing completion, accessed directly off Chobham Lane. The remainder of Longcross North has permission to deliver 2<sup>nd</sup> and 3<sup>rd</sup> phases of commercial and residential development (up to 79,025sqm B1 employment, 36,000sqm data centre use, 6,300sqm for A1-A5, D1 and D2 uses together with up to 92 additional dwellings). Currently the Phase 2 and 3 land parcels and buildings remain either vacant, under demolition (pursuant to approved demolition phasing) or are being utilised in association with Longcross Film Studios.
- 1.2 The Longcross North site forms the northern part of the former Defence Evaluation & Research Agency (DERA) facility which also extends south of the M3 motorway. It is accessed off Chobham Lane via a newly constructed roundabout pursuant to permission granted in 2012 (RU.12/0946). The western (7.7ha) extent of the former DERA site falls within Surrey Heath Borough Council jurisdiction, with Burma Road and Chobham Common beyond. The site is approximately 6km to the west of Chertsey, 2.5km to the north east of the village of Chobham, with access to Longcross Station to the north. Virginia Water and the Wentworth Estate settlements and golf club lie north of the railway line.
- 1.3 The combined application site area is 0.72ha. The four parcels of land lie within the western part of Longcross North, which remain in use by Longcross Film Studios and are as follows:
- North-western parcel (proposed Workshop 1) – fronting Station Road within the site, close to the junction of the site with Burma Road (west) and opposite West Road (internal). There is existing woodland to the north, west and east, with the railway line behind the northern site boundary. The site of the proposed workshop would be an existing hardstanding currently used for construction materials storage.
  - North-eastern parcel (proposed Management Office) – this comprises a modest grassed area on the north site of Station Road, with a footway to the railway station immediately due east.
  - South-western parcel (proposed Workshops 2 and 3) – this land comprises part of the tarmac Weighbridge Road (internal) to the south of one of the large hangar buildings (Building No.24) and north of buildings No.41 and 42 (to be demolished shortly to make way for a new Data Centre)
  - South-eastern parcel (proposed Security Hut) – the land comprises hardcore surfacing associated with formerly cleared land and lies at the junction of Chip Road and Lower Road, with the proposed upgraded pond and Discovery Building (under construction) located on the opposite side of Lower Road.
- 1.4 The land parcels fall within the Longcross Park EZ3 Enterprise Zone. Longcross North, including the internal roadways connecting the application site to the public highway are within the control of the applicant. Longcross North and South (former DERA land south of the M3 corridor, including Longcross Barracks) and together combine to form a designated Locally Led Garden Village which



is being delivered through the new (draft) Local Plan. However, at the current time the site remains within the designated Green Belt and is defined as a Major Developed Site within the Green Belt.

## 2. Planning history

2.1 There is a long planning history relating to this site, most of which relates to the former use of the site by the Ministry of Defence. The most relevant planning history to the determination of this application is given below:

RU.02/1414 – Certificate of Existing Lawful Use or Development for the use of the majority of buildings for Class B1 (Business) use, use of land and buildings as a test track for the testing of military vehicles, use of land as a golf course and use of land and buildings as a hotel (Class C1 use). Granted September 2003. This Certificate relates to land known as DERA north and DERA south.

RU.03/0483 – Application for compliance determination under Section 302 of the Town and Country Planning Act 1990 in respect of 25 war period buildings. Granted September 2003. This application provides for the retention of 25 war period buildings on the site which were excluded from the Certificate of Existing Lawful Use application RU.02/1414.

RU.04/1297 – Certificate of Existing Lawful Use or Development on the DERA south site for a mixed lawful use involving military and non-military commercial uses. Granted May 2005.

RU.05/0538 - Development comprising up to 113,434 sqm of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use), and decked vehicle parking. Development also to include demolition of buildings, removal of hardstanding; creation of ecological habitat areas; creation of general amenity areas; creation of landscaped areas; new and improved site access for vehicles, pedestrians and cyclists; new and improved links between the site and existing public highways network; vehicle parking (up to 3,079 spaces); cycle parking; drainage works including a pumping station for foul drainage and storage ponds for surface water drainage; bin stores; electricity substation; and associated engineering operations. All such development shall accord with the application plans and development parameters contained herein. Granted June 2011. This permission relates to the whole DERA north site including land in Surrey Heath Borough who also granted planning permission for the same development under their reference 2005/0548. Not implemented.

RU.12/0946 - Replacement of main point of vehicular access to the former DERA North Site, including a roundabout, carriageway, hoarding, wall, landscaping and associated infrastructure and engineering operations from Chobham Lane. Granted December 2012. Completed.

RU.12/1120 - Outline planning application for the demolition of existing buildings and the mixed used redevelopment of the site to provide; up to 79,000sqm, (GEA) of Class B1 employment uses; parking for B1 uses; up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities); parking for Data Centre; up to 200 dwellings, including garages, roadways (including driveways and pavements), fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure up to 1900sqm GEA) and a primary education facility (up to 2250sqm GEA); the creation of ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas, publicly accessible semi-natural greenspace and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); noise attenuation features; and associated engineering and service operations, with access to be determined at the Outline stage. Withdrawn 22 July 2013.

RU.13/0856 - Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis data centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOG and 2 x two bed FOGS); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including class A1 - A5 uses (i.e. retail

uses, cafe/restaurants and a public house up to 1,550sqm GEA), class D1 uses (i.e. childcare facilities up to 600sqm GEA); class D2 uses (i.e. health and leisure (up to 1900sqm GEA)); the creation of publicly accessible open space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (suds); a foul pumping station; an acoustic fence and associated engineering and service operations. Granted Aug 2014. Undergoing implementation.

RU.16/0584 - Removal of condition 32 (requirement to improve junction at A30 London Road/Broomhall Lane/Chobham Road) of planning permission RU.13/0856 (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works. Granted June 2016.

RU.17/1191 - Reserved Matters application for the development of a 3 storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Granted 8<sup>th</sup> December 2017.

RU.17/1307 - Phase 2 reserved matters application for the development of two 4 storey office buildings to create 16,765 sqm (GEA) of B1 office floorspace; erection of decked car park with 5 split levels; extension of existing access to Chobham Lane; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS); M&E plant and plant rooms/enclosures; and demolition of existing buildings. The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Granted 8<sup>th</sup> December 2017.

RU.17/1295 - Phase 2 reserved matters application for the development of one part 4/part 5 storey residential building, one 5 storey residential building and one 4 storey residential building comprising 78 dwellings (comprising 18 x one bed apartments and 60 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works)(Amended Plans). Granted 15<sup>th</sup> February 2018.

RU.18/0836 - Amendment to approved Site Phasing Strategy pursuant to Condition 1 of RU.16/0584 (amendment of RU.13/0856)(Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA)); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. Granted 9<sup>th</sup> July 2018.

3. Application

- 3.1 This is an application for temporary planning permission for the erection of 5 x temporary buildings for use by the Longcross Film Studios, replacing current building accommodation, in use by the Studios, that is now scheduled for demolition pursuant to the site-wide hybrid planning permission (RU.13/0856, amended by RU.16/0584).
- 3.2 The buildings would be of modular construction, with the smaller Management Office and Security Hut being fully pre-fabricated in advance of being transported to site and fixed into place. The larger workshop buildings comprise pre-fabricated panels which are to be put together on site. The workshops will be white panelled with grey doors/shutters and white 'thermo' roofing system to shallow pitched roofing. The smaller management and security buildings would be a 'goosewing grey' panel colour with anthracite doors and window frames beneath flat profiled steel roofing.
- 3.3 The building dimensions would be as follows:

Building	Dimensions (W x D x H)	GEA (m2)
Workshop 1	25.2m x 70.2m x 6.2m (10.3m to ridge)	2,614 (inc mezzanine)
Workshop 2	15.8m x 35.2m x 6.2m (8.8m to ridge)	556
Workshop 3	15.8m x 35.2m x 6.2m (8.8m to ridge)	556
Management Office	12.0m x 20.0m x 3.74m	240
Security Hut	6.0m x 12.0m x 3.74m	72
<b>TOTAL</b>		<b>4,038</b>

- 3.4 Workshop 1 would have five sets of roller-shutter doors, fronting Station Road. Workshops 2 and 3 would have a single roller shutter door to their respective side panels fronting West Road (Workshop 3) and Durrant Road (Workshop 2).
- 3.5 A temporary car parking area is to be provided on the east side of the proposed Management Office, comprising 8 parking bays (of which one would be to accessibility standards), access taken directly off Station Road.

4. Consultations

- 4.1 Four site notices were erected, at the site entrance from Chobham Lane, the Phase 1 entrance (Churchill Drive), Longcross rail station entrance and Lower Road (north of main entrance car park). The application has also been advertised within the local press (dated 10<sup>th</sup> January 2020). No representations have been received.

Development Manager (Surrey Heath) – no response

M3 Local Enterprise Partnership – no response

Natural England – No objection to this application, providing it is taken forward in line with the methods detailed within the associated Habitats Regulation Assessment document. We note that if the proposed structures are to be removed after the temporary period of 5 years then consideration of demolition impacts will be necessary. This may be considered as part of the wider site plans, if the timings coincide, or may require independent assessment.

RBC Arboricultural Officer – no objection subject to installation of protective fencing as per the submitted tree protection drawing.

RBC Drainage Engineer – no response

RBC Direct Services (Waste) – If RBC were to collect, all buildings appear to be accessible.

RBC Environmental Health Manager (Air Quality) – no objection, subject to implementation by applicants of mitigation outlined in the submitted air quality and acoustic reports.

SCC Archaeology – No objection - Having viewed the proposals it does not appear that the structures will require extensive and deep foundations and so as the level of ground disturbance is unlikely to disturb archaeological remains should they be present

SCC County Highway Authority – no objection - the proposal would have no material impact on the public highway.

Surrey Bat Group – no objection.

Surrey Wildlife Trust - no response

South Western Railway – no response

Wentworth Residents Association – no response

Network Rail – No objection

Virginia Water Neighbourhood Forum – no response

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001.

GEN1, GEN2, GB1, GB10, LE1, LE4, SH01, MV4, MV5, MV9, NE12, NE14, NE15, NE16, NE20, BE17, BE23, BE25, R15, SV2A.

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application. Relevant policies: SD4, SD10, EE1, EE2, EE10, IE2

6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within a Major Developed Site within the Green Belt where redevelopment of an existing developed site in the Green Belt is considered acceptable in principle subject to there being no greater impact upon the openness of the Green Belt and the purposes of including land in it. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF.

6.2 The key planning matters are considered to be as follows:

- Principle of development and Green Belt policy
- Implications for implementation of hybrid permission
- Enterprise Zone and Employment
- Transport
- Thames Basin Heaths SPA and Habitats Regulations Assessment
- Ecology
- Site contamination

6.3 **Principle of development and Green Belt policy** – the application site lies within the Major Developed Site designation set by policy GB10 of the adopted Local Plan. This allows limited infilling or redevelopment. The site is also identified in the draft Local Plan 2030 for re-development as a Locally-Led Garden Village although this draft Plan is undergoing further consultation on Major Modifications which include key policies applicable to the Longcross site. Furthermore the site is the subject of a Certificate of Lawfulness granted in September 2003 which permits the use of existing buildings on Longcross North for B1 business purposes.

6.4 The application site is also undergoing phased mixed use re-development pursuant to Hybrid planning permission RU.13/0856 (amended by RU.16/0584) and the proposed buildings would fall within the 3<sup>rd</sup> Phase of that development. This phase has not yet commenced but would require demolition of buildings including the buildings the subject of this application.

6.5 The buildings identified for demolition remain in place at the current time. Therefore the proposed replacement of these buildings for a temporary period need to be considered against Green Belt policies due to the anticipated short term presence of both the existing buildings (scheduled for

demolition – numbered 30,37,41,42,43,44,53,55,60,99,100,101,108 and 111 on the submitted drawings) and those proposed as temporary replacements. As part of the Hybrid planning permission, the Council stipulated that so long as the development footprint on the wider Longcross North site does not exceed 65,872 sqm at any one time (and also subject to other parameter restrictions based upon height), it was satisfied that the net impact upon Green Belt openness would be acceptable. As things stand, the total GEA footprint of buildings, including all Phase 1 and Phase 2 buildings and those proposed would amount to 61,961 sq m, falling within the threshold deemed acceptable for the Hybrid permission. It is therefore considered that having regard to all of these considerations, this temporary development would have no greater impact upon the purposes of the current Green Belt designation than existing and approved development on site. The development would not be inappropriate development in the Green Belt as it would represent the replacement of buildings of similar size and use, would comprise limited infilling or partial redevelopment with no greater impact upon openness than the existing development (para.145 NPPF). It is therefore considered acceptable and in accordance with the NPPF and adopted Local Plan policy GB10.

- 6.6 The proposed land use would continue as that for film studio purposes and the level of related employment and associated activity would remain unchanged. It is accepted that the proposed building uses would fall within the lawful B1 use classe, as specified in the Certificates of Lawfulness applicable to the site.
- 6.7 **Implications for implementation of the hybrid permission** – the application site parcels fall within the approved Phase 3 area of the site-wide re-development Hybrid permission. This Phase would comprise the remainder of the commercial development approved in Outline (approx. 63,000 sq m) and a significant quantum of floorspace and incidental infrastructure and landscaping alongside, including potential land for a permanent station car park. Phase 1 of the Hybrid permission is now largely complete and fully occupied and Phase 2 (Discovery Building and Residential) are under construction. Phase 3 development must be begun no later than 12<sup>th</sup> August 2023 pursuant to condition 6 of the hybrid permission. The current application seeks permission for the buildings for a period of 5 years. However, this would extend roughly 1 year and 7 months beyond the existing deadline for commencement of Phase 3 development, were the current application to be granted.
- 6.8 Whilst it is arguable that the Phase 3 development could potentially ‘absorb’ these buildings, albeit on a temporary basis, it is considered poor planning to allow these temporary buildings to remain as a potential obstacle to the required implementation timescale for Phase 3 of the hybrid permission and to the considerations informing detailed Phase 3 reserved matters, such as achieving optimal site layouts, landscaping or siting locations. Therefore, Officers have advised the applicants that a condition is recommended that requires the full removal of these temporary buildings (and restoration of the land to its current condition) no later than 12<sup>th</sup> August 2023 and not to allow the full 5 year period applied for. If permission is subsequently granted in the interim period to extend the timescales set by relevant conditions of the hybrid permission, then it is possible for a further application to be submitted closer to that time when a further request can be made to retain the buildings on site for an extended period and this to be determined at that time.
- 6.9 Given the relative location of the proposed buildings, these are not considered to give rise to any particular conflict or harm to other uses, including housing, currently on site or under construction. The closest building, the security hut, would be roughly 140m from Albury House (Phase 1 affordable dwellings) and roughly 90m from the rear of Phase 2 residential and no amenity harm is anticipated.
- 6.10 **Enterprise Zone and employment** – the proposed development would essentially maintain the current levels of employment associated with the film studios. This amounts to roughly 116 employees. The need to support the continued operation of the film studios at Longcross is therefore a significant consideration, a film studios associated with many internationally acclaimed films and TV shows and therefore an important contributor to the economy of Runcyeme Borough and the maintenance of employment within the Enterprise Zone. The application is therefore considered to accord with adopted policies LE1 and LE4 in retaining existing levels of employment on this site.
- 6.11 **Transport** – a transport note has been provided alongside the application and this confirms that there would be no net increase in traffic movements associated with the development. Indeed, there would be a net reduction in film studio floorspace associated with the demolition and rebuild as proposed – a net reduction of approx. 3,393 sqm of floorspace currently used by the Studios. As such, whilst it is expected that the same level of employment will remain, operating from smaller buildings than those being vacated, the technical highways impact calculations show a reduction of 11 vehicular trips in the AM Peak (8-9am) and a reduction of 14 vehicular trips in the PM Peak (5-6pm). In practice

however the number of trips is expected to remain essentially the same as is currently the case. SCC Highways have raised no objection to the application.

- 6.12 The site is well served by a recently enhanced rail service at Longcross station providing half-hourly direct connection to London Waterloo and to Reading. In terms of car parking, dedicated parking will be provided for the management building, providing 8 spaces (including one disabled parking bay) in line with SCC Parking standards for B1 uses. The other workshop buildings will rely upon existing on-site parking management on a like-for-like basis.
- 6.13 **Thames Basin Heaths SPA and Habitats Regulations Assessment** – the potential for the development to have any likely significant effects has been considered in the applicant's supporting 'Information for Habitat Regulations Assessment' report. The site of the proposed buildings would at closest point be approximately 50m from Chobham Common and the Natura 2000 designations being the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham SAC. It is therefore necessary under the Conservation of Habitats and Species Regulations 2017 (as amended) for the local planning authority, acting as 'competent authority' under the Regulations, to consider whether or not such effects are likely, either alone or in combination with other plans and projects.
- 6.14 The submitted report notes that as part of the proposed development, no building demolition or slab break-up or tree felling is required and the building modules would be pre-fabricated. Only the proposed management building in the north-east application site parcel would require the laying of a concrete hardstanding over existing grass. The report concludes that all identified potential construction and operational impacts could be screened out of the Appropriate Assessment stage and it is considered that this is acceptable. Impacts in terms of potential access disturbance, construction noise, lighting, dust, traffic and surface water would be small scale, short term or otherwise no greater than existing. There are existing well established Construction and Environment Management Plans (CEMPs) in force for the site. The only 'in-combination' Plan or Project for consideration is considered to be the on-going Longcross North re-development and there is not expected to be any material change in the existing site conditions on site as a consequence of the development and nothing that would give rise to adverse effects on the integrity of these international sites. It is also worth noting that operational impacts associated with a potentially much greater workforce has already been accepted under the Hybrid permission. Natural England have raised no objection to the application, subject to the mitigation measures identified in the applicant's Information for Habitats Regulations Assessment report. Overall therefore, it is considered that the application can be screened out of the Appropriate Assessment stage in this case. Recommended condition 1 would require the applicants to implement the development in accordance with the submitted report and the proposed mitigation measures therein.
- 6.15 **Ecology** – an Ecological Impact Assessment report has been submitted alongside the application. The identified flora and fauna requiring particular consideration based upon existing site-wide surveys and a Phase 1 Habitat survey carried out in 2019 are identified as being strictly local to the application site parcels and relate to existing bat assemblages, grassland fauna and badger populations. With regard to bat populations, transect and static detector surveys in 2018 and 2019 identified seven species, the most common being Common Pipistrelle. However, the application proposals would not result in the loss of any building or tree loss and therefore no bat roosts. The northern perimeter of the Longcross North site is a known commuting corridor for bats but having regard to the continued presence of larger Studio buildings and associated construction activity and lighting more widely across the site, it is considered that these bat assemblages are adapted to current site conditions. Nonetheless, the construction phase in relation to the proposed management office and workshop No.1 would be close to this perimeter and the submitted report therefore recommends that there be no lighting along Burma Road or along this perimeter, security lighting screened/cowled and lights off between 7pm and 7am. No operational lighting is to be permitted along the north, east and west elevations of these buildings, including the associated car park. Lights to the south side of these buildings would be LED low intensity and upward lighting avoided.
- 6.16 With regard to the badger population, all active badger setts are located away from the proposed works area. However, construction methods will be adopted to protect or prevent (for safety) mammal movement across the site. The grassland to be removed for the proposed management building is considered to be a clay enriched lawn moderately rich in patchy herbaceous flowering plants (forbs) and of local importance for its flora. It is therefore proposed that upon removal of the building at the end of the limited period, the land would be re-sown with a suitable meadow mix, unless the site-wide re-development requires an alternative approach at that time.

- 6.17 Recommended planning condition 1 would require implementation of the development in line with this submitted report and the mitigation measures therein.
- 6.18 **Site contamination** – a supporting ground conditions report concludes that precautions are not required where the proposed pre-fabricated buildings are to be placed upon existing hardstanding. However, some precautions are required for the proposed management office building and associated car parking where excavation will be needed. This is to ensure that site workers and water supplies are not exposed to any unexpected ground contamination or potentially buried UXO. Notwithstanding a request for more extensive site investigations from the Borough Contaminated Land Officer, in view of the limited excavation involved and based upon the information supplied with the application, it is considered reasonable in this case to accept an appropriate watching brief, described in the submitted ground conditions report, which is recommended to be secured by way of recommended planning condition 3.
- 6.19 **Noise and Vibration** – an Acoustic report has been submitted with the application which concludes that, in the absence of anticipated increases in traffic movement or plant, external noise is not expected. Workshop noise in the form of film set creation would be internal to the buildings. Given the wider context of site-wide activity it is not considered that there are noise or vibration concerns associated with the development.
- 6.20 **Trees** – the application site parcels, notably along the northern perimeter would be close to existing trees, but no trees would be felled or require pruning as part of the proposals. The Borough Tree officer raises no objection, subject to the installation of protective fencing for the construction phase. A plan has been submitted by the applicants in response to this request and is accordingly referenced in Condition 1.
- 6.21 **Lighting** – the buildings would comprise only emergency external lighting in the location of doorways and buildings along the bat-sensitive northern perimeter would have lighting limited to the southern elevations of the buildings, with no lighting to the temporary car park.
- 6.22 **Air Quality** – an Air Quality report has been supplied with the application. Due to the pre-fabricated nature of construction, air quality associated with construction dust and PM10 are considered to be negligible and no change in operational emissions is expected. There are already in place site-wide CEMP to apply appropriate pollutant mitigation, including dust management measures.
- 6.23 **Accessibility** – the proposed management building would have ramped access and all other workshops would be accessible from the outside level surface. A disabled parking bay would be provided for the management building car park.
- 6.24 **Archaeology and Heritage** – SCC Archaeology raises no objection to the application, noting limited need for deep excavations. There are no anticipated impacts upon heritage assets.
- 6.25 **Flood risk and drainage** – the application site lies within Flood Zone 1 and the proposed development would therefore not be expected to give rise to flood impacts. A Drainage Strategy has been submitted with the application confirming that the proposed building would be connected via temporary gravity-fed pipes to the existing site foul and surface water network and not comprise longer term drainage solutions, as the latter is expected as part of the delivery of the wider site's redevelopment. This is considered to be acceptable. It is noted that the submitted Drainage Strategy states incorrectly that no further impermeable surfacing would be created as part of the proposals, whereas this is not in fact not the case due to the new hardstanding to be formed for the management building and ancillary car park. However, in view of the Flood Zone 1 location and the temporary nature of the development and limited extent of hardstanding proposed, the proposals are considered to be acceptable in this regard.
7. Conclusion
- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.2 Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.3 The development is considered to be acceptable. The development has been assessed against the saved policies of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation - **Grant** subject to the following conditions:

1	<p>Full application (standard time limit) The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Reinstatement of temporary permission (buildings) The buildings hereby permitted shall be removed and the land restored to its former condition and in accordance with measures outlined in the EPR Ecological Impact Assessment (17/05-3C dated 09 December 2019) on or before 12th August 2023.</p> <p>Reason: To prevent an adverse effect on the visual amenities of the area and in the interest of proper land use planning so as not to prejudice the on-going phased re-development of the Longcross North site having regard to the Hybrid planning permission RU.13/0856 (amended by RU.16/0584) and the delivery of Phase 3, and to comply with saved Policy GB10 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF</p>
3	<p>List of approved plans</p> <p>The details hereby approved shall not be carried out except in complete accordance with the following approved plans and documents: Site Location Plan (Ref. 18234-SBR-FS-XX-DR-A-80101 Rev 1); Land Ownership Plan (Ref. 18234-SBR-FS-XX-DR-A-80102 Rev 1); Workshop 1 Plans and Elevations (Ref. 18234-SBR-FS-XX-DR-A-80104 Rev 1); Workshop 2 (and 3) Plans and Elevations (Ref. 18234-SBR-FS-XX-DR-A-80105 Rev 1); Management Office Plans and Elevations (Ref. 18234-SBR-FS-XX-DR-A-80106 Rev 1); Security Building Plans and Elevations (Ref. 18234-SBR-FS-XX-DR-A-80107 Rev2); Existing Topographical Survey Plan (Ref. 18234-SBR-FS-XX-DR-A-80108 Rev 1); Existing Site Layout Plan (Ref. 18234-SBR-FS-XX-DR-A-80109 Rev 1); Proposed Site Layout Plan (Ref. 18234-SBR-FS-XX-DR-A-80109 Rev 2); Planning Statement (Ref. 23938/P2a/A5/NS); Design and Access Statement (Ref. 18234-SBR-FS-XX-RP-A-80101 Rev 1; Ecological Impact Assessment (Ref. 17/05-3C); Information for Habitats Regulations Assessment (Ref. 1705-4C); Transport Supporting Note (RPS, December 2019); Arboricultural Report (Ref. JTK/8182/jk); Tree Constraints Plan (1 of 2) (Ref. 8182/01); Tree Constraints Plan (2 of 2) (Ref. 8182/01); Tree Protection Plan (ref:8182-KC-XX-YTREE-TPP01Rev0); Ground Conditions - Desk Study and Ground Investigation Report (Wilson Bailey, December 2019); Drainage Strategy Statement (WSP, December 2019); Acoustic Statement (WSP December 2019); Air Quality Statement (WSP December 2019); Statement of Community Engagement (BW, December 2019)</p> <p>Reason: To ensure an acceptable scheme and to comply with saved Policy GB10 of the Runnymede Borough Local Plan Second Alteration 2001.</p>
4	<p>Limited period permission</p> <p>This permission shall enure for a limited period only, expiring on 12th August 2023. At the end of this period the buildings hereby permitted shall be removed and the land restored to its existing</p>



	<p>condition, where applicable, in accordance with measures outlined in the EPR Ecological Impact Assessment (17/05-3C dated 09 December 2019, paragraph).</p> <p>Reason: In the interest of proper land use planning so as not to prejudice the on-going phased re-development of the Longcross North site.</p>
5	<p>Contaminated land (watching brief)</p> <p>During construction works for the development hereby approved a watching brief shall be maintained at the site for visual or olfactory signs of migrated contamination. In the event that contamination is found at the site during construction, work shall stop immediately, a site investigation shall be carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for Approval (LPA). No further works shall be undertaken unless otherwise approved in writing by the LPA.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance within the NPPF.</p>
6	<p>Tree Protection</p> <p>Prior to the commencement of works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protection measures shall be installed in accordance with the approved Tree Protection Plan 8182-KC-XX-YTREE TPP01Rev0. The works shall be carried out in accordance with the approved protection plan. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.</p> <p>There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.</p> <p>Reason: To protect the trees to be retained, enhance the appearance of the surrounding area and to comply with saved policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.</p>

Informatives:

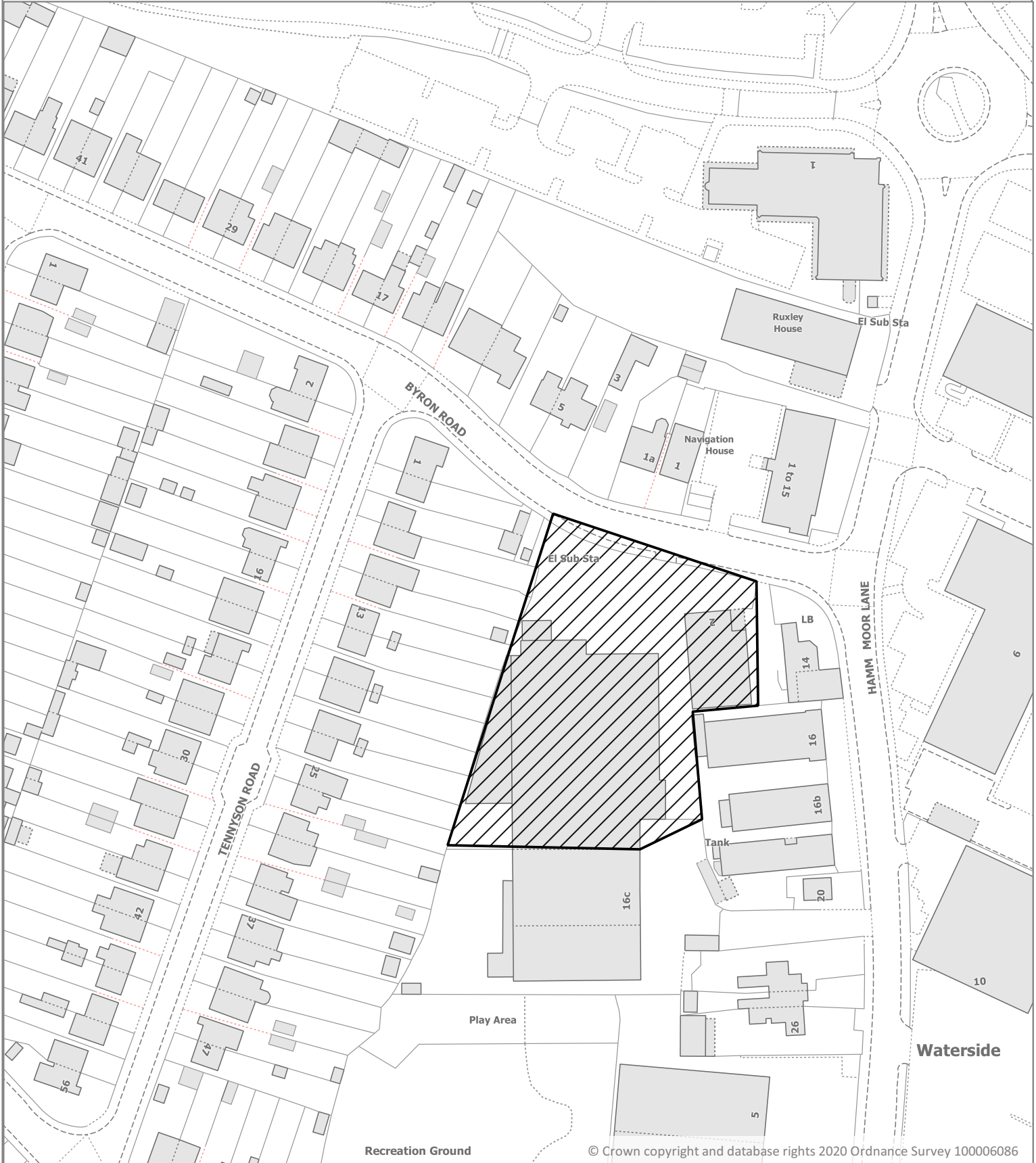
1	<p>Summary of Reasons to Grant Consent</p> <p>The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.</p>
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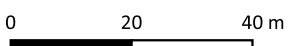
**FOR LOCATION PURPOSES ONLY**  
Travis Perkins, Byron Road, Addlestone KT15 2SY

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 04/03/2020



Scale: 1:1250



**RU.20/0124**

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RU.20/0124	Ward:
LOCATION:	Travis Perkins Byron Road Weyridge Addlestone KT15 2SY
PROPOSAL TYPE:	Advertisement Consent for 9 fascia signs and 1 fence mounted sign
EXP DATE	Advertisement 18 March 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The application relates to a commercial site on the southern side of Byron Road. A large commercial building is currently under construction which was granted planning permission in March 2019. The surrounding area is a mixture of office and industrial buildings to the east and south of the site and residential properties to the west and north of the site. The area lies within the Urban Area and Flood Zone 2.

2. Planning history

2.1 Relevant planning history detailed below.

RU.18/0622 Part demolition of existing buildings and erection of 1 no. commercial building for a builders merchant (sui generis) with trade counter for the display, sales and storage of building, timber and plumbing suppliers, plant and tool hire, including outside display and storage along with storage racking; access and servicing arrangements, car parking, landscaping and associated works. Grant Consent subject to conditions March 2019

There are also applications relating to discharge of conditions of RU.18/0622.

3. Application

3.1 This an application for advertisement consent for the installation of 9 fascia signs and 1 fence mounted sign, 10 signs in total. All signs are non-illuminated. The application has been amended since the original submission to delete one of signs (sign 10 which was to be located on the western side of the access) and reduce the size of sign 9, fronting Byron Road. The proposed signs will be green, yellow and white to match the branding of the occupier of the commercial unit. The 8 signs located on the eastern side elevation are:

Sign 1: height of 2.1 metres and length of 5.3 metres.  
 Sign 2: height of 2.1 metres and length of 3.8 metres  
 Sign 3: Height of 0.3 metres and length of 1.9 metres  
 Sign 4: Height of 0.8 metres and length of 0.5 metres  
 Sign 5, 6, 7, 8: Height of 0.6 metres and length of 1.5 metres

Sign 9 will be on the elevation fronting Byron Road :Height of 1.8 metres and length of 4.5 metres

Sign 11 will be mounted on a fence on the eastern side of the entrance gate with a height of 0.9 metres and length of 1.5 metres

4. Consultations

4.1 40 Neighbouring properties were consulted in addition to being advertised on the Council's website and 5 letters of representation have been received in response to the original plans which raised the following concerns:

- Erection of sign 9 is unnecessary as no one will see it from any distance other than right by the road, anyone coming to Travis Perkins will see it from the numerous signs on the west elevation
- Perhaps another location ¼ or ½ mile away would provide some help in locating the outlet. In this location only people who will see gigantic sign will be neighbouring properties and cars/ pedestrians on Byron Road who don't need such a sign to know where Travis Perkins is.
- Will be an additional eyesore to an already intrusive development in what is a largely residential road.

- Object to the signage, in particular sign 9 facing Bryon Road as this holds no value to any stakeholder involved in this business development. This sign will visually impact local residents being an eyesore for residents of Byron Road.
- Sign 9 is not needed due to numerous other signs that clearly indicate the business and entrance
- External design, layout, siting and appearance of sign 9 will create visual harm to the local area
- Objecting to proposed sign directly opposite property between two already intrusive windows (Sign 9). Given the number of signs this will be the worst in terms of local impact and there is another proposed on the fence below (sign 10)
- No need for huge amount of signage and the building can be clearly seen as soon as you enter the road. I don't want to look out and see a 5x2 metre green and yellow sign
- Shock that they have put a large unsightly yellow rim around the top and sides of the building. This will devalue my property
- Objecting to signage, especially that proposed to be added to the north elevation overlooking Byron Road. This signage will serve no practical purpose.
- Already have to look out onto a large unsightly bright green and yellow building, please don't impact our lives further by forcing us to look out onto large unsightly signage at first floor level
- Comments regarding the first floor windows on the northern elevation, colour of the building and access arrangements. Officer comments: this application is only for advert consent and these aspects have been granted permission under RU.18/0622.

Since these comments were received amended plans have been received. Neighbours have been re-notified of these amendments and any further comments received will be reported to the Committee by the written addendum.

## 5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: BE2, BE19 and MV4

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

5.3 *Council's SPG – Householder Guide (July 2003)*

## 6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. National Planning Practice Guidance confirms the Advertisement Regulations 2007 that local planning authorities can only control the display of advertisements in the interests of amenity and public safety. The key planning matters are the impact of the proposal on the visual amenities of the street scene and character of the area in terms of amenity, and highway and pedestrian safety in respect of public safety.

6.2 Paragraph 132 of the NPPF advises that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment, and that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. 8 of the proposed signs will be sited on the elevation of the building facing the car park and two signs face the residential properties on Bryon Road. The signs have a green and yellow background with white lettering. The applicant original proposed three signs facing Byron Road but has deleted one of the signs and reduced another in size to respond to residents' concerns. The two signs fronting Byron Road are considered to be modest in size and therefore not harmfully prominent. It is considered the signs have an appearance appropriate to a commercial use and given the separation distance to neighbours and lack of illumination, that there would be no visual

impacts on neighbouring residents. For the 8 signs within the site, 4 signs are small, located above the roller shutter doors serving the trade customers, and the remaining signs relate to the main customer entrance and tool hire entrance. The signs are not illuminated and are similar to other existing signs in the surrounding area such as at Nos 16, 16b and units 1-5 Hamm Moor Lane. As such the proposal is not considered to be harmful to the visual amenities of the area.

- 6.3 In terms of public safety, there are no highway safety or pedestrian safety issues arising from the installation of the signs, in compliance with saved Policy MV4, and therefore the proposal is acceptable in this respect. The proposed advertisements are therefore considered to comply with saved Policies BE2, BE19, and MV4, the NPPF and NPPG.

## 7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development is considered to be visually acceptable and would not cause harm to residential amenity or highway safety. The development has been assessed against the following Development Plan policies – saved Policies BE2, BE19, and MV4 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions

- 1 Advertisement (time limit)
  - a. This consent is for a limited period of 5 years from the date of the consent hereby granted.
  - b. No variations from the deposited plans and particulars will be permitted unless previously authorised in writing by the LPA.
  - c. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition.
  - d. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
  - e. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the LPA.
  - f. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  - g. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway sign or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: To comply with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and with the terms of the application and to ensure that the temporary sign is removed in the interests of amenity.

2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

J23401 Rev1, Block Plan received 14/02/2020

TPP-BSL-ZZ-XX-DR-A-2001-CN, Location Plan received 22/01/2020

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.