

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 3 June 2020 at 6.30 pm

A D D E N D U M

Runnymede 2030 Local Plan examination update:

On the 1st of June 2020 the Inspector's final report on the soundness of the Runnymede 2030 Local Plan was published bringing the examination of the plan to a close. In accordance with para 48 of the NPPF Local planning authorities may give weight to relevant policies in emerging plans. As the plan is at a very late stage of preparation, is consistent with the framework and all unresolved objections have been resolved through the examination, the policies in the Runnymede 2030 Local Plan (with the modifications recommended by the Inspector incorporated) should now carry significant weight in the decision making process.

Officers have reviewed all recommendations on the agenda and have concluded that this change in circumstances would not alter any of the recommendations made by officers and there are no significant changes to planning balances. A full copy of the 2030 Local Plan (including modifications) has been circulated to the committee membership in advance of the meeting.

PLANNING APPLICATIONS

RU.19/1146 214 Wendover Road, Staines Upon Thames

An additional letter of representation has been received which has been published on the website, raising concerns about horse chestnut trees subject to a TPO, and their role in preventing flooding.

Officer recommendation: existing plans/elevations have been received and can be noted in condition 2, and officers consider additional conditions are required in respect of flood risk, which have been discussed with the applicant.

Amendment to condition 2 : add existing floorplan and elevation plan numbers: 19-003-020, 19-003-021

New condition 20: Levels (for approval)

Prior to the commencement of the development hereby approved, with the exception of demolition and site clearance, details of the existing and proposed levels of the application site including the slab levels for both buildings, the finished floor levels for both buildings (which shall be no lower than 300mm above ground level), and the levels within the parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.

Reason: In order that the development and neighbouring occupiers are safe from flooding and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

New condition 21: Steps and ramps

Prior to the above ground construction of any part of the development, details of any steps or ramps to be constructed to gain entry or egress from the dwelling houses and the flats, shall be submitted to and approved in writing by the Local Planning Authority. Such steps or ramps must have an open construction and shall be installed in accordance with the approved details prior to first occupation of the dwelling houses and flats. No alterations to the approved steps/ramps shall take place without the written approval of the Local Planning Authority.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and to ensure the occupiers have safe access to their homes, and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

New condition 22: Flood risk management and evacuation plan

Prior to the commencement of the above ground construction of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers, and include details of a safe escape route and the place that people can be evacuated to.

Reason: To maintain control in the interests of public safety and to comply with saved policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

RU.20/0107 Victoria Street & Albert Road

A further letter has been received from the owners of no.47 Albert Road which has been published on the website, raising concerns about the telephone pole and junction box on Albert Road and cables that cross the site, the proposed bin area in the south east corner of the site and fencing shown in front of plot 4.

Paragraph 3.4 point 6 – clarification of the arrangements for the refuse collection points provided in the report: the bins for Plots 1-3 will be collected close to the Albert Road access. A bin collection point is provided for Plots 4-8 on Albert Road and this is reflected in an updated site plan.

Members are advised that Nos. 12-15 Victoria Street (adjacent to the site) is a locally Listed Building and the Methodist Church to the north is a Grade II Listed building. Additional policies therefore need to be taken into consideration: Saved Policy BE13 new Policies EE3, EE4 and EE8. Officers have fully considered the impacts of the development on this designated and non-designated heritage assets, and can advise that the proposals would maintain the character and appearance of both buildings and their settings.

Amend condition 2 to refer to amended site plan, delete 2019/ENG/01A and replace with 2019/ENG/01B

RU.20/0328 Block J, Former Brunel University Campus, Englefield Green

Update to Planning History: A new planning application has recently been submitted by the applicant seeking permission to demolish the existing chapel and erect a 4-storey building (including accommodation within the roof) containing 9 residential flats. This application is currently undergoing validation checks.

RU.20/0391 – the details pursuant to condition 15B have now been approved.

Officer Recommendation: The applicant has submitted an amended Site Location Plan (1725-P-159 P3) which clarifies that this application only relates to the area within the Brunel site which is for the development of the C3 residential dwellings approved under RU.17/1649, and not the C2 residential care home. Consequential amendments are therefore required for conditions to reflect this as follows:

Condition 1 – Remove reference to drawing number 1725-P-159 P1- Site Location Plan Block J received 28.02.2020 and replace with updated Site Location Plan (1725-P-159 P3) received 03.06.2020

Amend planning conditions 2 (external materials), 3 (hard landscape works) 5 (soft landscape works) 9 (secure be design statement), 11 (external lighting), 12 (Construction Environmental Management Plan), 13 & 14 (land contamination) and 25 (Travel Plan) by deleting paragraph B to remove reference to the C2 Care Community Units.

Delete planning condition 34 which relates to the use of the C2 Care Home

RU.20/0166 Wentworth Roads, Virginia Water

Application description clarification: amend Paragraph 3.1, Lines 2-4: 17 barriers are proposed at the external entrances to the Estate, of which 15 will replace existing and a further 2 will be erected on Wentworth Drive. 9 new barriers will be located on the internal roads.

1 further letter of representation has been received which cites a number of reasons in relation to the report as to why the application should not be approved. The letter raises concerns regarding the consultation procedure, security, pedestrian safety, environmental impact and the Green Belt.

RU.19/1183 22 Guildford Road Chertsey

Officer Recommendation: A revised plan clarifies the boundary of the site with the attached property. Amend Condition 2 to reflect this: delete GA (0) 21 Rev P3 received 23 April 2020, and replace with GA (0) 21 Rev P3 received 24 May 2020.