

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 15 July 2020 at 6.30 pm

A D D E N D U M

Item 6 - Infrastructure Delivery and Prioritisation Supplementary Planning Document (SPD) consultation

Paragraph 6.2 – The conclusion of the updated Equalities Impact Screening Assessment is that a full Equalities Impact Assessment is not required.

Paragraph 7.2 – Consultation responses have now been received from Environment Agency, Historic England and Natural England on the SEA/HRA update and all three statutory bodies agree that SEA and HRA are not required for the updated SPD.

Item 7 - Community Infrastructure Levy (CIL) Draft Charging Schedule Statement of Modifications Consultation

Appendix D – Statement of Modifications

Delete paragraphs 1.2 and 1.3 in the Statement of Modifications and replace with: -

- 1.2 This Statement of Modifications is subject to consultation from Friday 17 July to 5pm Friday 14 August 2020 and is available to view on the Council's website at <https://www.runnymede.gov.uk/article/15518/Community-Infrastructure-Levy-CIL->
- 1.3 For the duration of the current Covid-19 lockdown measures, hard copies of the CIL Statement of Modifications and draft Charging Schedule cannot currently be accessed at usual public venues such as the Council offices or many libraries. However, given that Egham library within Runnymede and Weybridge & Woking libraries just outside of the Borough have reopened, copies of the CIL Statement of Modifications and draft Charging Schedule are available at these locations for those people without ready access to the internet and who might want to come in and take away a copy with them as study space in the libraries is not currently open.
- 1.4 Whilst the Council would normally provide other documents to read alongside the core consultation documents, given the impacts of Covid-19 and space within libraries, the Council will instead make these documents available on request. Therefore should anyone wish to receive a hard copy of any of the CIL supporting documentation, please call the Council on 01932 838383 or email the Council at planningpolicy@runnymede.gov.uk . These contact details should also be used to request hard copy documents in the event of a further lockdown and library closures during the consultation period due to Covid-19.
- 1.5 Should the Council offices and remaining local libraries (Addlestone, Chertsey, New Haw & Virginia Water) re-open to the public during the period of this consultation, the above hard copy documentation will also be made available in these locations as soon as practically possible.

PLANNING APPLICATIONS

RU.18/0443 – Land East of Highcross Place Chertsey

Application: Paragraph 3.3 - Delete a draft unilateral undertaking and replace with 'a draft S106 agreement was submitted February 2018'

Consultations: The application has been advertised in the local paper and new site notices have been displayed along Hanworth Lane near to the southern entrance to the site which is under construction.

One additional letter of representation has been received from the occupiers of 7 neighbouring properties, who have already written representations to the application, the main points raised are regarding the installation of a footpath from the site into Highcross Place, traffic and parking in the area, landscaping and noise and anti social behaviour.

The applicant has confirmed that the footpath into Highcross Place will be via an existing gate which is locked and is to be removed. The applicant confirms that they have a right of access through the site when they sold the land to the developer following planning permission being obtained for the redevelopment of the former Tamchester Warehouse site in June 2013. The other concerns have been addressed in the report.

The County Highway Authority have submitted an updated consultation response and have advised that the financial contribution of £222,335.63 is towards improvements to the A320 junction and links, as identified within the A320 HIF Award.

RU.18/1719 White Lion Pub, High Street, Egham

Two additional letters of representation have been received, the main points raised are concerns about bats and the adequacy of the access, noise from the pub garden, and querying the surface of this (the applicant has confirmed this will be grass) and requesting a hedge is planted along the boundary of the garden with the access (officer note: a condition is recommended regarding proposed landscaping which could include a hedge).

The applicant has submitted an additional statement which has been published on the website, regarding the long term viability of the White Lion Pub, and the development will enable the pub to be improved, providing a garden and improved parking, and this will enable it to continue to serve as an important asset to the local community for the future.

Further comments have been received from the Council's Drainage Engineer in response to the final amended plans for the dwellings including voids. The comments advise that the voids should be kept open (condition 13 as set out in the agenda requires this and new informative 16 provides advice); a clearer evacuation route is required (condition 15 requires details and new informative 16 provides advice); further details are required about surface water drainage (replacement recommended for condition 9, see below and new informative 17 provides advice); and Suds verification is not required (delete condition 10).

Add to paragraph 7.1

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.

Officer's recommendation:

Replace condition 9 as follows:

Prior to the commencement of above ground works in association with the construction of the two dwellings hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. 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 local planning authority. Where a sustainable drainage scheme is to be provided the submitted details shall:

- i) 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;
- ii) include a timetable for its implementation; and
- iii) 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 system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure a sustainable development and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001, new policy EE13 of the emerging Runnymede 2030 Local Plan, and guidance in the NPPF and NPPG.

New informative 16: The applicant is advised that the elevations presented in drawing no 17.2310.102 (P9) show that the proposed voids will be covered by louvre panels with vermin mesh, which is not compliant with condition 12 as the function of the voids is not for underfloor ventilation, but for unrestricted flow of flood water during flooding in the area. In order to allow this the voids should be kept opened. If the voids represent a security risk, vertical bars at 100mm c/c can be installed and should be cleared all the time. Please also note that the soffit level of the voids should not be lower than 16.65m AOD, which is not indicated in the drawing. The applicant is also advised that the evacuation route presented on page 13 of the submitted Flood Warning and Evacuation Plan is not legible, so a clearer and detailed route is required to provide to the future residents.

New informative 17: The applicant is advised that the only option to discharge the surface water runoff from this development is by attenuation to the existing sewer; details will be required about how much it will be attenuated through the permeable paving and its sizing etc. There are some issues in the calculations including the greenfield runoff rate (QBar) for the site and no agreement on the rate of discharge etc. The author has stated that only water butts proposed will contribute to the annual volume of surface water discharge, which has no meaning and significance in terms of SuDS as it would not be able to capture the runoff in the extreme event of winter storm. The drainage design and calculations should be submitted to comply with condition 9.

New informative 18: The applicant is advised that the landscaping scheme is expected to include a hedge along the outside edge of the pub garden comprised of (a) species which can grow to at least 1.8m.

RU.19/1823 Land rear of Portman House (Formerly Rutherwyk House), Guildford Street, Chertsey

Consultations: Comments have been received from the Environment Agency who raise no objections to the application subject to revisions to the wording of planning condition 16.

Officers also recommend an additional condition 19 for the submission of proposed biodiversity enhancements within the site.

Officer recommendation: Amend Condition 16 as follows:

The development hereby permitted shall be undertaken in complete accordance with the FRA addendum (for Portland House, Chertsey by DHA Environment (ref CS/13702) dated June 2020) and the proposed flood compensation measures, open walkway and voids shall be constructed in accordance with the approved details prior to the occupation of the development and shall thereafter be retained and

maintained for the lifetime of the development and the voids/walkway shall be permanently kept clear of any obstruction including grilles.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity and to provide a development which will be safe for its lifetime and to reduce the risk of flooding to the proposed development and future occupants to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

New condition 19 to read as follows:

The above ground construction of the dwellings 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. Such biodiversity measures should include planting of native species, in accordance with the recommendations of the Ecological Assessment report October 2018.

Reason: To enhance biodiversity and to comply with new Policy EE9 in the Runnymede 2030 Local Plan and with guidance within the NPPF.

RU.20/0492 Sequoia, Sheerwater Avenue, Woodham

The applicant has submitted a further statement summarised as follows: he considers that all concerns have been addressed and has worked hard to get this scheme correct, there are two previous approvals that could have built out. The applicant just wants to refurbish her existing house and get the new property built, so that she can live in a house with central heating and tidy up both plots, he says the proposed house is no different in bulk form and mass to the previous approval, there is no overlooking issues to the adjacent neighbours and the tree report covers the large tree on the entrance. The applicant says it would make no common sense to refuse this scheme, as based on the previous approvals they would have to go forward with an appeal with costs if refused.