

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 3 November 2021 at 6.30 pm**

**A D D E N D U M**

**RU.17/1749 - Parklands, Bittams Lane, Chertsey**

Correction to report – Ward - The site is in Longcross, Lyne & Chertsey South and not Chertsey South & Row Town as referenced in the report

List of approved plans

Remove A-012-013 Rev D. Add in A-02-013 Rev D, A-02-012 Rev D, A-05-001 Rev C, received 31/01/19 and A-04-102 Rev A, A-04-103 Rev A received 25/02/19 and A-02-100 Rev G received 02/05/19.

Recommendation Part A:

Amendment to 3.c) Delete 'informal crossing' and insert 'signalised Toucan crossing'

Change to condition 20 -Heights- delete 'The highest part of the development hereby permitted shall not exceed the height of the ridge of the full 2 storey properties abutting the site along Hillcrest Avenue and Waverley Drive.' - Insert 'The buildings hereby permitted shall be no higher than as detailed in the Parameter Plan 02 A-02-012 Rev D.'

**RU.20/1465 – Lilypond Farm, Longcross Road, Chertsey**

Comments have been received from the Lead Local Flood Authority who have confirmed they are satisfied with the proposal to use the existing drainage system and are therefore content with the proposed development. The recommendation is therefore updated to the following:

It is recommended the Planning Committee authorizes CHDMBC:

To grant consent subject to no call in being received from the Secretary of State to whom the application needs to be referred under the Town and Country Planning (Consultation) (England) Direction 2021 and subject to the conditions in section 10 of the main report.

**RU.21/0780 – Upper Longcross, Chobham Lane, Longcross**

An updated response from Surrey Highways Authority has been received confirming no objection to the application and recommending conditions and informative to be imposed.

The following Conditions and informative are to be added:

11. Parking and turning

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and

cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes. Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to satisfy the Runnymede Local Plan (2030) policies Policy SD3: Active & Sustainable Travel, Policy SD4: Highway Design Considerations, Policy SD5: Infrastructure Provision & Timing and Policy SD7: Sustainable Design and in order that the development should meet the objectives of National Planning Policy Framework.

## 12. Electric vehicle charging

The development hereby approved shall not be occupied unless and until 15 of the proposed car parking spaces is provided with a fast charge socket (current minimum requirements - 7 kW Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of "Promoting Sustainable Transport" in the National Planning Policy Framework 2019 and to satisfy the Runnymede Local Plan (2030) policies Policy SD3: Active & Sustainable Travel, Policy SD4: Highway Design Considerations, Policy SD5: Infrastructure Provision & Timing and Policy SD7: Sustainable Design and in order that the development should meet the objectives of National Planning Policy Framework.

### **Informatives:**

## 7. Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-) advice.

## 8. Mud/debris on the highway

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

## 9. Accommodation works

The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to streetlights, road signs, road markings, highway

drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

10. Damage to the highway

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site.

The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

11. Statutory utility works

The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users

12. Electric vehicle charging

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.